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FINANCIAL TIMES

Saturday February 8 1986

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WORLD NEWS

Duvalier flees Haiti for exile

"President for Life" Jean-Claude Duvalier yesterday went into exile, ending nearly three decades of despotic rule in Haiti.

France has granted him temporary refuge in Grenoble until a country can be found to accept him.

Anti-Government demonstrations had reached a peak in recent weeks, and thousands of Haitians ran into the streets to celebrate the end of a dictatorship which began with Duvalier's father, "Papa Doc" in the 1950s. Back Page.

'Dingo murder' move

Lindy Chamberlain was freed after three years of her life sentence in Australia for killing her baby, which she said was taken by a dingo near Ayer's Rock. A baby's tattered jacket was found in the area this week.

Mob burns police car

A mob of about 100 youths overturned and set fire to a police car in the St Paul's area of Bristol. Youths, many masked, attacked the car after police left it to chase a suspect.

Westland documents

The Government is likely to let MPs on the defence select committee see the full text of key documents concerning ministerial attitudes in the Westland affair. Back Page.

Blow to print unions

The print unions' campaign against News International was set back as Northernhampton printers voted to end their backing of three Times supplements. Back Page.

Army neutrality urged

Top Lebanese army officers urged soldiers to stay out of internal conflicts and avoid defending individuals—a reference to President Gemayel.

Pravda raps Reagan

Pravda newspaper issued its strongest attack on President Reagan since the November summit, accusing him of ignoring Moscow's disarmament initiative. Response, Page 2.

Air threat to Israel

Libyan leader Muammar Gaddafi said he ordered his air force to intercept any Israeli civilian airliner over the Mediterranean. Page 3.

Aden looks to left

South Yemen signalled a return to more rigid Marxist policies, charging that ousted President Ali Nasser Mohammed had been leaning towards capitalism.

Rebuff on legal fees

The Lord Chancellor, Lord Hailsham, rejected lawyers' claims that the scale of criminal legal aid fees should be increased. Page 4.

Donations boost Tories

Donations provided nearly three quarters of the central income of the Conservative Party in 1984-85, party accounts show. Page 4.

Swiss expel envoy

Switzerland ordered a Yugoslav diplomat out of the country for spying on his countrymen there, and will begin legal proceedings against three of his informants.

Newspaper of the year

The Mail on Sunday was named Newspaper of the Year by ITV's What the Papers Say programme. Jan Jack of the Sunday Times was Journalist of the Year. Owen speech, Page 4.

Cold weather to stay

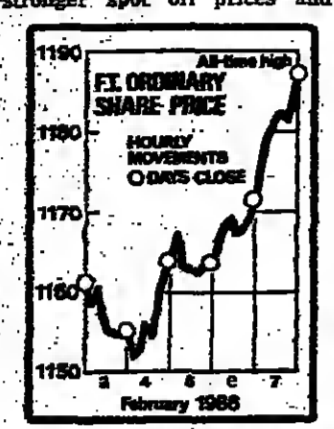
Snow continued to disrupt transport, with Derbyshire and Sussex among the worst-hit areas. The cold weather is likely to continue at least until Monday. Weather, Back Page.

BUSINESS SUMMARY

FT Index again hits record

THE FT Ordinary Share Index rose 16 points to a record 1,187.7, registering its third fresh peak of this week and showing a gain of 26.7 over the past five days.

Investors were encouraged by stronger spot oil prices and



reports that the Chancellor will shortly bring in tax cuts. Page 14; Tap stock, Page 4.

WELL-COME: The £250m sale of shares in the drugs company was up to 10 times oversubscribed, attracting at least 350,000 applications. Page 8.

US COURT: struck down a key provision of the Gramm-Rudman balanced budget law, designed to eliminate the US deficit by 1991, as unconstitutional. Page 2.

UNEMPLOYMENT: rate in the US in January fell from 6.9 per cent to 6.7 per cent and the total of Americans in jobs rose by 566,000. Back Page; Dollar's improvement, Page 13.

AUSTIN ROVER'S funding and joint ventures will shortly be reviewed by the Government even though talks about its possible sale, to Ford have been halted. Back Page.

KLEINWORT BENSON, UK merchant bank, is joining 12 north Italian banks in a corporate financial services venture. Back Page.

MAKAYSIAN Chinese businessmen agreed a rescue plan for Grand United Holdings, master company of Tan Koon Swan. Page 10.

ARGENTINA launched a controversial programme of reducing the state's stake in manufacturing companies. Page 2.

STOCKHOLM Stock Exchange plans to tighten corporate reporting requirements as a condition of continued listing on the bourse. Page 10.

NEW CAR sales in the UK last month totalled 173,275, 10 per cent more than in January 1984. Page 4.

CONSUMER Affairs minister, Michael Howard, appointed two inspectors from outside the Civil Service to inquire into the ownership of Sumrie Clothes of Leeds. Page 4.

NATIONAL Intergroup, US steel group, renewed attempts to enter the drug wholesaling market with a \$160m (£114m) deal to acquire FoxMeyer.

KIDSTON Gold Mines, Australia's highest gold producer, reported net profit of A\$60.75m (£25.1m) for its first 10 months. Page 10; Mining, Weekend FT III.

MEGGITT Holdings, engineering products distributor which acquired aviation instruments group Negretti last year, is to raise £10.9m through a rights issue. Page 8.

SMITH ST AUBYN, London discount house which suffered heavy losses in gifts four years ago, is set to be taken over by US banking group Irving Trust. Page 8.

MARKETS: Starting today, the table below will carry the previous day's price of Brent blend per barrel, quoted for 15-day delivery, under the heading North Sea Oil.

MARKETS

DOLLAR
New York lunchtime: DM 2.4055
FF 7.372
SF 2.028
Y190.05

London: DM 2.402 (2.3915)
FF 7.36 (7.325)
SF 2.0285 (2.024)
Y190.95 (190.45)
Dollar index 123.3 (122.7)
Tokyo close Y190.85

US LUNCHEXTIME RATES
Fed Funds 7 1/4
3-month Treasury Bill: yield: 7.44%
Long Bond: 9 1/4
yield: 9.37%

GOLD
New York Comex April latest: \$340.8
London: \$336.5 (\$338.25)
Chief price changes yesterday. Back Page.

STERLING
New York lunchtime \$1.944
London: \$1.985 (1.999)
DM 3.2625 (3.245)
FF 11.2 (10.245)
SF 2.84 (2.8325)
Y267.0 (266.5)
Sterling index 74.4 (73.9)

LONDON MONEY
3-month interbank: closing rate 12 1/4% (same)

NORTH SEA OIL
Brent 15-day Feb: \$18.125 (\$18.625)

STOCK INDICES
FT Ord 1,187.7 (+16.0)
FT-AH Share 702.16 (+1.1%)
FT-SE 100 1,445.0 (+18.1)
FT-A long gilt yield index: High coupon 10.64 (10.62)
New York lunchtime: DJ Ind Av 1,892.09 (-8.60)
Tokyo: Nikkei 13,312.13 (+25.62)

Midland Bank sells Crocker for £715m to Wells Fargo

BY MICHAEL CASSELL IN LONDON AND WILLIAM HALL AND PAUL TAYLOR IN NEW YORK

MIDLAND BANK is to sell Crocker National Corporation, its Californian subsidiary, to Wells Fargo for just over \$1bn (£715m). The sale marks the end of a four-year struggle by one of the UK's big four clearing banks to become a considerable force in US retail banking.

The retreat follows a surprise approach just before Christmas from Wells Fargo. Midland says the sale proceeds will equal the total investment it has made in Crocker since it first took a 57 per cent stake in October 1981. The balance was bought out last May.

The agreement negotiated in 26 days, represents one of international banking's largest deals. Payment will be almost entirely in cash, with the possibility that up to 5 per cent of the purchase price will be in Wells Fargo shares.

Midland's decision was seen last night as heralding a welcome end to its North American problems and on the London stock market the bank's shares surged 80p, before falling back to close 64p up on the day at 492p.

It now looks set to concentrate on stepping up its involvement in the international capital and securities markets. The withdrawal from California will not mean the end of its activities in the US, where it intends to develop its merchant and investing banking operations out of New York.

Sir Donald Barron, Midland's chairman said: "The Wells Fargo approach was unsolicited. Last year, Crocker made a profit and the bank is now in good shape.

"We had a good offer and major changes in the world banking market mean the business is no longer seen as an essential part of our strategy."

He added, however, that Crocker's merger with Wells Fargo would give it a strength which it would have been unlikely to achieve on its own, even with Midland's full backing.

The sale, which is likely to take a year to complete, and will significantly improve Midland's capital ratios, comes days after Crocker reported a return to profits for the first time since 1982. Last year, it returned a net income of \$38m.

Finance director, said Crocker earnings would still have taken "three or four years" to reach the desired levels.

Ever since Midland announced that it was buying into the California-based bank to establish a foothold in the world's biggest retail banking market, Crocker has presented it with

large problems which badly hit the group's performance.

Heavy provisions for property-related US loans, together with substantial exposure to several American countries, culminated in a 1984 loss for Crocker of \$324m, the heaviest blow suffered by a UK clearing bank.

Midland's profits would have been virtually eliminated but for the sale of Crocker's San Francisco headquarters.

Last year, Midland transferred about \$3.5bn of foreign and domestic loans out of Crocker and into its international division in London. The loans, which provided most of Crocker's losses, will remain with Midland.

Sir Donald said the Wells Fargo offer had come when Midland had just completed a large strategy review. The outcome was a decision to consolidate its major UK businesses which include Clydesdale Bank, Northern Bank, Forward Trust and Thomas Cook—and to build up its capital and securities business in the UK and overseas.

Both these main objectives would be supported by the bank's international division, which includes the overseas fact and security markets.

Continued on Back Page Background, Page 8; Lex Back Page.

Marcos claims victory as tension grows over poll

BY CHRIS SHERWELL AND SAMUEL SENOREN IN MANILA

PRESIDENT Ferdinand Marcos last night claimed victory over Mrs Corason Aquino in yesterday's presidential election in the Philippines and threatened opposition leaders with arrest if they caused trouble.

His claim, made in an interview with US television, was broadcast in the Philippines as arguments raged over the slow counting of votes and alleged cheating during the ballot.

About 26 people are reported to have been killed yesterday in election-related incidents. Last night, tension was high in part of Manila, the capital, as confusion deepened over events in the election battle.

Mrs Aquino insisted that "no one can rob us of victory" and said she was sure she had won. Previously she had indicated she would lead public demonstrations if she lost unfairly.

An early tally by a group of pro-government newspapers said Mr Marcos had a clear lead over

all from the region that has finished counting the ballots, indicates that I have probably won these elections."

In a separate interview he spoke of a "contingency plan" to deal with any trouble caused by the opposition. "The moment we enforce the law," he said, "we'll have to arrest some people."

Although Mr Marcos said the election had been "generally free, clean and honest," Namfrel officials and volunteers expressed strong doubts.

They complained that many voters had been unable to vote because their names were not on the electoral roll, and that Namfrel was prevented from monitoring the poll in some places by observing the count in many more.

As crowds gathered last night in Manila close to counting stations, concern was growing about possible street demonstrations.

Continued on Back Page Background, Page 3.

Plessey appointment strengthens board

BY CHARLES BATCHELOR

PLESSEY, the electronics group which is fighting a £1.2bn takeover bid from GEC, yesterday strengthened its board with the appointment of Sir James Blyth, a director for just three months, as group managing director.

The appointment appears likely to trigger further top level changes at the embattled telecommunications and defence equipment company within the next few weeks, including the possible resignation or retirement of several senior executives. Plessey declined to comment, however.

Sir James, 45, is leapingfrogging over a number of long-standing Plessey directors in a promotion which puts him in sole charge of day-to-day operations.

He will have joint responsibility for long-term planning with Sir John Clark, 59, the chairman and chief executive.

The company is also to change its decision-making structure radically, disbanding its chief executive's office in its present form requiring its five deputy chief executives to report to the managing director.

This move puts Sir James in the position of de-facto managing

Tin market talks closer to settlement

By Stefan Wagstyl

THE International Tin Council and its creditors yesterday edged closer towards a negotiated settlement of the tin market crisis, raising hopes that a deal might be struck by early next month.

Recognising the progress made in the talks, the London Metal Exchange authorities agreed to reopen its market in tin during the first half of March, "subject to the successful completion of current negotiations."

Mr Mike Metcalfe, a director of LME broker Holco Trading, who has been taking part in the negotiations, said: "Compared with what went before we are now travelling at breakneck speed."

Tin trading has been suspended on the LME since October, when the ITC, which administered an inter-governmental price support pact, ran out of money with huge debts owing to banks and metal brokers.

The gap between the International Tin Council and its creditors over how much each should contribute to a rescue narrowed yesterday after the ITC increased its offer from

Continued on Back Page

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For London market and latest share index: 01-346 8026; overseas markets 01-346 8036

Botha rebukes minister on black president remark

BY ANTHONY ROBINSON IN JOHANNESBURG

SOUTH AFRICAN President P W Botha yesterday rebuked his foreign minister for suggesting that the country could be ruled by a black president.

In a separate move, the white opposition leader, Dr Fredrik van Zyl Slabbert resigned.

In an attempt to reassure white voters troubled by the speculations of Mr Pik Botha, the Foreign Minister, the President made an unscheduled appearance in the parliament's white assembly and declared that "no drastic decisions about future constitutional arrangements will be formalised before a referendum."

He also lifted the state of emergency in seven of 38 magisterial districts.

Mr Botha's appearance before the assembly followed a stormy Cabinet session and an emergency caucus meeting of the ruling National Party.

The government had been shaken by the foreign minister's remarks to foreign correspondents that he would be prepared to serve under a black president.

He had added that the emergence of a black president was "possibly unavoidable... and even inevitable so long as we can agree on a suitable way on the protection of minority rights without a racial sting... so long as minorities feel safe."

Responding to the president publicly humiliated his foreign minister by accusing him of compromising both himself and the National Party "on matters which he and the party should not speak out on." No minister had the right to compromise the government in this manner, he said.

After an exchange of letters, President Botha said that Mr Botha had not intended to speak on behalf of the party and that this therefore "places him in a position to continue his work, which I esteem, under my leadership."

The effect of the president's intervention is to improve the prospects of Mr F. W. de Klerk, Transvaal leader of the party, and minister in charge of white education, succeeding him. It also emphasised the most restrictive interpretation of his government's commitment to reform.

His announcement of legislative reforms last week has aroused hostility among his backbenchers, and the public rift with Mr Botha has presented the right-wing Conservative Party with ammunition.

President Botha also had to intervene personally in the assembly to clear up the confusion which has developed this week between his statement of last Friday that apartheid was an "outmoded concept" and Mr de Klerk's reaffirmation

WEEKEND FT



MACHIAVELLI'S MARKET

Traditional, secretive networks break down as a new generation of financiers brings Italian capitalism up to date.
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VICTORIAN VALUES

Read, mark, and digest investment performance figures in 1850.
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TELEPHONES

Bells are ringing as British Telecom loses its monopoly of supply and installation.
Page XIX



CURTAIN AT THE WELLS

Sodier's Wells is caught between the devil of Arts Council cuts and the deep red sea of rate-capped Islington.
Page XXI

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OVERSEAS NEWS

Federal court says budget law unconstitutional

BY REGINALD DALE, US EDITOR IN WASHINGTON

A US federal district court yesterday struck down a key provision of the Gramm-Rudman balanced budget law...

US prepares response to Gorbachev nuclear plan

By Reginald Dale in Washington

PRESIDENT REAGAN has started consultations with his allies on a possible, if partial, response to last month's call by Mr Mikhail Gorbachev...

Jim Jones reports on the political career of a leading liberal Afrikaner

White South Africans lose a helpful guide

DR FREDERIK van Zyl Slabbert, who resigned yesterday as leader of South Africa's white parliamentary official opposition...

that despite a perceptible shift leftwards in white South African politics in the past decade, the anti-apartheid Progressive Federal Party (PFP)...

from fighting the United Party as from contesting the ruling National Party. Five years later Mr Van Zyl Slabbert's choice as party leader was carefully calculated...

seems to have risen above the narrow sporting patriotism of the average white South African. Mentally it (rugby) was not only escapist, it was a social narcotic to anything less going on in our society...

Japan angers China over Chiang Kai-shek centenary

BY JUREK MARTIN IN TOKYO

JAPAN has again found itself in political bad odour with China, this time over the 100th anniversary next year of the birth of Generalissimo Chiang Kai-shek...

Argentina to privatise key state companies

BY JIMMY BURNS IN BUENOS AIRES

THE ARGENTINE Government has officially launched a controversial programme to sell off or reduce its holding in a range of state-owned manufacturing companies...

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THE ARGENTINE Government has officially launched a controversial programme to sell off or reduce its holding in a range of state-owned manufacturing companies...

Oil price dip hits Soviet imports

By Patrick Cockburn in Moscow

THE FALL in the world oil price could reduce Soviet oil revenues by up to 40 per cent in 1986...

Jet engine inspection ordered

AIRLINES have been told of a new potential problem with the industry's most widely used jet engine...

During the past year, a number of problems have emerged with the Pratt and Whitney JT8D engine, which for years has had a good safety record...

Fraga acclaimed by party

BY TOM BURNS IN MADRID

SPANISH veteran conservative leader, Mr Manuel Fraga Iribarre, was enthusiastically acclaimed yesterday at the start of the Alianza Popular party congress...

Swiss accountants in Soviet bank probe

BY JOHN WICKS IN ZURICH

TWO SWISS accountants are the subject of an official enquiry into the auditing of the books of Wozchod Handelsbank, the Zurich-based Soviet bank which went into liquidation last year...

BUILDING SOCIETY RATES

Table with columns for Society Name, Rate, and Other details. Includes Abury National, Aid to Thrift, Alliance and Leicester, Anglia, Barnsley, Bradford and Bingley, Bristol and West, Britannia, Cardiff, Calhills, Century, Chelsea, Chestnut and Gloucester, Chesham, City of London, Coventry, Derbyshire, Froma Salvaged, Gateway, Greenwich, Halifax, Heart of England, Hemel Hempstead, Hendon, Hinckley and Rugby, Lambeth, Leamington Spa, Leeds and Holbeck, Leeds Permanent, London Permanent, Midland, Mornington, National Counties, National and Provincial, Nationwide, Newcastle, Northern Rock, Norwich, Peabody, Peterborough, Portsmouth, Property Owners, Regency, Scarborough, Stroud, Sussex County, Thirt, Town and Country, Westox, Woolwich, Yorkshire.

Japan cuts chip spending

Japanese semiconductor makers have cut their capital spending by 33.1 per cent to Yen 510bn (£1.9m) in fiscal 1985...

The total spending in the latest survey represented a drop of Yen 98bn from the previous Miti survey last June. Many Japanese semiconductor manufacturers have been holding down investment and trimming earnings projections...

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Crackdown in China catches top officials

By Robert Thomson in Peking

CHINA'S anti-corruption net has landed an embarrassingly large fish. The Astronautics Ministry, much-lauded in the past for its role in developing the country's space programme and now pilloried for launching illegal businesses.

The Ministry, supposed to be China's custodian of high-tech, has been low-tech trading on the side. An affiliated company under the guidance of former Astronautics Minister, Zhang Jun, and his deputy, Cheng Liancheng, signed contracts for 130,000 French colour television sets worth \$41.47m (£23.6m) in the past year with the intention of selling at a handsome profit.

Canute James reports on the factors behind the downfall of Haiti's reluctant dictator Why Duvalier domain was ripe for rebellion

SINCE the start of this year, it has become increasingly clear that Mr Jean-Claude Duvalier, Haiti's "President for Life," is unlikely to live up to his title. Clearly a reluctant dictator, Mr Duvalier has now agreed with hundreds of thousands of Haitians who have been demonstrating against him for the past two and a half months, to end his 14-year rule.

By all indications, Mr Duvalier was growing increasingly uncomfortable in the presidential palace, and wanted to leave. In the wake of the protests, Mr Duvalier proclaimed his control over this country of 6m people to be "as tight as a monkey's tail," while at the same time searching for a haven in which he and the cabal which have been running the country can settle with the spoils of office.

Although the week-old imposition of martial law put a damper on the protests and brought an uneasy calm in the capital, the people of Haiti knew that for the first time in 28 years of rule by the Duvalier family they could twist the monkey's tail, and painfully so. It is the destruction of this first of three important crutches fundamental to the survival of Duvalierism which has led to the downfall of the dictatorship

and the flight of the president. The mystique of Duvalierism, created by Dr Faoules "Papa Doc" Duvalier who took office in 1957, had been shattered. Without its apparent invincibility, Duvalierism over the past few months had been shown to have feet of clay—it could be successfully confronted, not with guns, but by spontaneous and popular outburst of pent-up frustration.

The second key leg which the Haitian Government lost was publicly and clearly displayed this week by Mr George Shultz the US Secretary of State, who declared that Haiti now needed a democratically elected government. Washington has traditionally been tolerant of rule by the Duvalier family, regarding it as a bastion against what was perceived as a spread of Cuban and Soviet influence in the Caribbean. To the dismay of Haitian officials, the Government was virtually ditched by a friend, and has been publicly told it should step down.

The third prop of Duvalierism, the army, had taken to playing a role which left the presidential palace confused. The apparent reluctance to employ the expected levels of brutality against anti-Government protesters, and bouts of confrontation with the Volunteers for National Security—

successors to the dreaded "Ton Ton Macoutes" which Dr Duvalier created as a praetorian guard, indicated more than a passing readiness to take over when the President left. All this left the President very exposed and clearly very confused. With his reported lack of appetite for the work which comes with running the country, Mr Duvalier had, in effect, been a front for powerful families—such as those of his wife, the Benets—and the monied elite which had been the real powers behind the Duvalierist throne, and which increasingly regarded this impoverished country as their plantation, and treated it as such.

To some extent, it was Mr Duvalier's vacillation and even impotence in Government which fuelled the wave of protests. Haiti is not unused to dictatorship, but unlike those who preceded him, Mr Duvalier had been, perhaps, too flexible to have survived unharmed.

Haiti was clearly ready-made for rebellion. It is a country which emerged from successful confrontation with the French empire at the turn of the 19th century, to become the first independent state in the Americas. Today the cause of rebellion is evident in the extremes which dominate the



Duvalier... too flexible to have survived

society. All but a handful of the people endure a life of depressing poverty, the true nature of which the figures which say it is the poorest country in the Americas cannot fully convey. The handful which escapes the squalor enjoy a quality and style of life which rivals that of the wealthiest in any part of the industrialised world. Economically, Haiti has been an unfortunate country, a prolonged drought has worsened long-standing problems for agri-

culture. Farmland have become more infertile because of continuous intensive use. The small bauxite industry was wound up three years ago because commercially exploitable ores had been exhausted. The tourist industry has been hit by reports that the country was one of the sources of the deadly disease, aids.

But all this has been compounded by what has long been accepted by most Haitians as the routine diversion of funds meant for the national coffers. It is widely held that much of this ended up in the private foreign banks accounts of those who surround the president. The departure of the president as such as this is welcomed by Haitians, will not guarantee the country immediate political peace. Many civilian leaders in the country and in exile, have indicated some willingness to serve in a post-Duvalier government, although those in the country had been understandably reluctant to proclaim themselves aspirants lest they fall victims to the Ton Ton Macoutes.

With the army succeeding the president, the country could be faced with a period of bloodletting as soldiers settle old scores with the Ton Ton Macoutes. The Church, having played a key part in fanning the flames of protest through its attacks on the Government, is also likely to provide new leaders. The new Government will not lack foreign economic and political support. Having assisted in bringing about Mr Duvalier's downfall, Washington can be expected to be generous in efforts to build Haiti's beleaguered economy. The relief which is now pervading Haiti after the president's flight is likely to be followed by high expectations of early political, economic and social change. The country's new leaders will be quickly tested on their ability to contain expectations which are unrealistic. Fortunately the country is not short on men of ability but the fact that most of them have spent many years either in Mr Duvalier's prisons or outside the country make them strangers to the ordinary Haitians. Being used to various dictators over the past 150 years the people of Haiti may not find it difficult to tolerate prolonged direct or indirect rule by the army, but Mr Duvalier's departure has brought an end to an era in Haiti's troubled history.

Libya orders interception of Israeli airliners

THE LIBYAN leader, Col Muammar Gaddafi, said he had ordered his air force to intercept any Israeli civilian airliner flying over the Mediterranean, Renter writes from Tripoli.

He told a news conference the move was in response to a Libyan aeroplane last Tuesday. "I have issued orders to the Libyan air force to intercept any Israeli civilian airliner over the Mediterranean and as long as they are within range of Libyan air bases," he said.

Reading calmly from a prepared statement, Col Gaddafi said any Israeli aircraft intercepted by his jets would be brought to Libyan territory and the passengers will be searched to find Israeli terrorists wanted by a Libyan court. He mentioned specifically, in his reference to "terrorists," former Premier Menachem Begin and Mr Ariel Sharon, the Minister of Trade and Industry. Col Gaddafi said the interception order would remain in force until the Israeli stop committing such acts and until they abstain from targeting civilian objectives.

Our Tel Aviv Correspondent adds: The Israel Transport Ministry earlier announced new flight paths for all civil aircraft flying to Israel to keep them as far as possible from Syrian and Libyan airspace. The Ministry said the aim was to ensure that air links between Israel and other countries "would not be interrupted."

Egypt warns of payment delays

DR SULTAN ABU ALL, Egypt's Economy Minister, has warned of the possibility of further delays in payments on his country's foreign debt because of the slide in oil prices, writes Tony Walker in Cairo.

In an interview with the semi-official newspaper Al-Ahram, Dr Abu All called for a period of austerity in the face of Egypt's declining foreign exchange earnings. He insisted, however, that Egypt would do its best to meet its obligations to foreign creditors. Dr Abu All called for rationalisation of domestic energy use, including price increases of up to 20 per cent,

Complaints mount as Filipinos try to vote

Chris Sherwell reports on a day that went downhill



Disputed presidential candidate Corason Aquino casts her ballot at a polling station in Tarlac.

YESTERDAY was supposed to be a great day for the Philippines. In a free, orderly and honest presidential election, arguably the first in 20 years, 25m voters were to choose between Mr Ferdinand Marcos, the incumbent for two decades, and Mrs Corason Aquino, politician for two months.

Both sides had campaigned hard. Both had called for calm on the day. Both expected to win. If nothing else, it was supposed to be a demonstrable display of democracy at work—albeit a unique form of it.

As great days go, it started out well. The sun rose in clear skies. Voters turned up before polling began at 7 am to make sure the ballot boxes were clear before being locked. As they arrived in their thousands, live radio and television coverage started, promising not to shut until a reliable result was known. Unfortunately, it was all

downhill from there. In Manila there was confusion as voters suddenly found their names missing from the electoral roll. Many tramped from one precinct to another in a vain search for a place to vote. One woman learned that three unknown residents of her house had voted, while she couldn't—and she had lived in the same place for 30 years.

The most cynical explanation was that Mr Marcos's supporters wished to cut Mrs Aquino's votes and make any pony one more effective. Visitors to other parts of the country reported the same phenomenon, affecting a significant proportion of the vote because people gave up the endless search for their names.

According to Mr Jose Concepcion, chairman of the

National Movement for Free Elections (Nanmrel), the independent citizens' watchdog for the poll, up to 10 per cent of the vote may have been affected in Manila. One US journalist put the figure as high as 50 per cent in parts of Pampanga province north of Manila.

But that was not all. By the afternoon reports came in from across the country that Nanmrel volunteers were being prevented from monitoring the poll, despite being formally accredited to do so by the official Commission on Elections (Comelec).

One Nanmrel Official said last night that the organisation would be lucky to cover 80 per cent of the 95,000 polling places. "They're disenfranchising the people," he said disgustedly.

At Nanmrel's nerve centre in a sweaty hall in Mandaluyog, a part of Manila, most of the news seemed bad. In Roxas City, Panay Island, a volunteer was fatally shot as he sat on a ballot box to protect it. In a part of Manila, another was stabbed. Nanmrel officials at one point appealed for help against "goons" at a polling centre because all their emergency teams were busy.

In Makati, the capital's business district, Nanmrel people withdrew from watching the poll altogether. As counting One of Mrs Aquino's advisers alleged that there had been vote-buying and terrorism as well as a fiddling of the rolls. Mrs Aquino herself said no one could rob her of victory, but most people were starting to

wonder. A Comelec official said the poll was better than most. There was excitement and cheering at the Nanmrel centre when it announced a first result, from 11 nearby precincts. "Marcos 573, Aquino 1,603," it said. Then it was revealed that Mr Marcos had won 13,643-11 in a part of his northern stronghold of Iloilo.

Across town, at Comelec's centre in the impersonal concrete splendour of the Philippines convention centre, white-coated youths crowded over a bank of 100 gleaming computer screens, but offered few preliminary results. An official said only 23 telexed messages had been received from the capital area.

A short while later, just after 10 pm, Mr Marcos was seen on television claiming victory—hours before anyone had expected it or even offered a projection.

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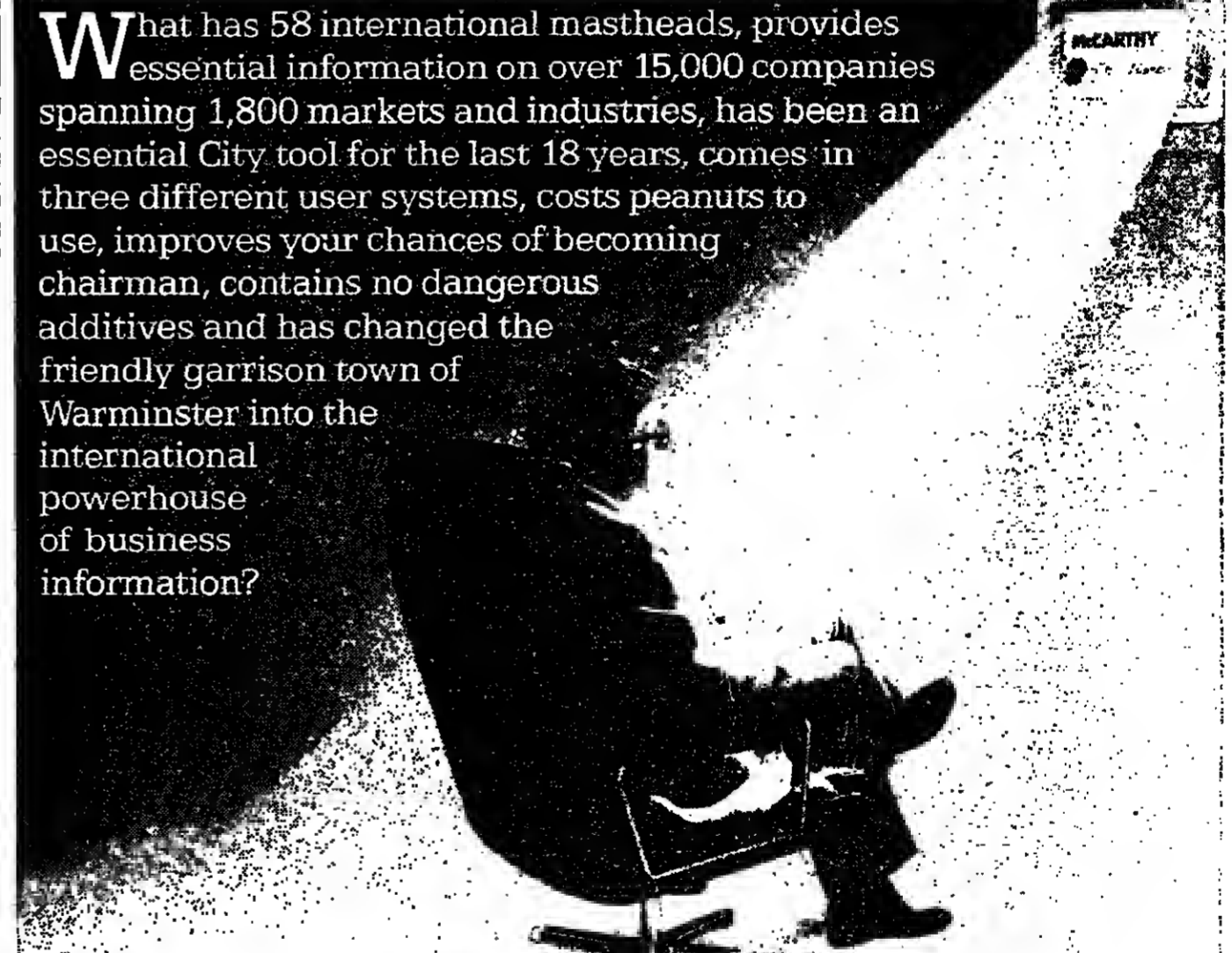
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UK NEWS

Opposition calls for statement by PM on Bristow

BY IVOR OWEN

OPPOSITION leaders yesterday demanded that Mrs Margaret Thatcher, the Prime Minister, make a statement in the Commons on Monday about the allegation by Mr Alan Bristow that he was offered a knighthood as an inducement to clear the way for the Sikorski/Fiat rescue package of the Westland helicopter company.

Owen urges TV reforms along lines of Fleet Street

BY PETER RIDDELL, POLITICAL EDITOR

TELEVISION MUST new experience the same information in restrictive practices and structure that Fleet Street was going through, Dr David Owen, the Social Democratic Party leader, said yesterday when presenting Granada Television's What the Papers Say awards in London.

Tories publish accounts

BY PETER RIDDELL

DONATIONS accounted for nearly three-quarters of the central income of the Conservative Party in the 1984-85 financial year.

BA plans free shares for staff after sell-off

By Michael Donne, Aerospace Correspondent

BRITISH AIRWAYS' 38,000 staff will each get up to £70 worth of free shares in the airline when it is privatised later this year.

In addition, each eligible employee will get further free shares, on the basis of two free for every one bought, and yet more shares at a 10 per cent discount on the full offer price.

These offers for BA staff are revealed by Mr Colin Marshall, chief executive, in the airline's staff newspaper. The offer is expected to raise about £1bn for the Treasury.

Mr Marshall admits that privatisation has been delayed because of the litigation in the US stemming from the Laker Airways collapse.

However, he says that "if the remaining obstacles can be resolved quickly, the way should be open for an offer for sale this summer, but the Government has taken no decision yet on when the offer should take place."

The airline points out that there will be a number of different opportunities for eligible staff to invest in the company when shares are offered for sale by the Government.

These are:
• The £70 worth of free shares;
• Up to another £100 worth at the full offer price, on the two-free-for-one-bought basis;

• Priority in buying for employees over the general public;
• A 10 per cent discount on the full offer price on the first £2,000 of shares bought on this priority purchasing basis.

Quite separate from these opportunities is the profit sharing scheme, says BA. The profit sharing scheme was introduced some time ago and now covers about 9,000 staff.

Already some 9,000 staff are involved in this arrangement, which will enable them to acquire shares in a tax advantageous manner at the full offer for sale price.

Call for legal aid fee rise rejected

BY HAZEL DUFFY

THE Lord Chancellor yesterday rejected calls from the legal profession that the Government should significantly increase criminal legal aid fees.

On the eve of an extraordinary general meeting of the Bar, Lord Hailsham has fanned the flames of rebellion among the estimated 2,000-plus barristers who depend on criminal legal aid for a large part of their fees.

In a letter to Mr Robert Alexander, chairman of the Bar, he writes that he has yet to be convinced that the Bar's claim for a 30 per cent to 40 per cent increase can be justified.

Instead, he has agreed to raise fees to barristers and solicitors by 5 per cent from April 1. He acknowledges, however, the concern of the Bar to keep fees at a level which will continue to attract competent people to criminal work.

A similar letter was sent to Mr Alan Leade, president of the Law Society, who had asked for increases ranging from 26 per cent to 34 per cent.

The Law Society said it was angry and astonished at the Government's announcement, and warned that many solicitors offering legal aid services would withdraw.

The solicitors' professional body said the earnings of a partner in a full-time criminal legal aid practice averaged £13,300 from which pension and other contributions had to be made, and that a 17 per cent increase was needed simply to keep pace with the level in 1982, when the present criminal legal aid scheme was introduced.

The Bar, described the Government's response to its claim as deeply disturbing, and accused the Government of stifling any attempt to discuss the Coopers & Lybrand report on which the scheme was based.

Solicitors, already dismayed at the less of their monopoly rights to conduct conveyancing on property, have little option but to accept the Lord Chancellor's offer.

Barristers, however, will vote today on a proposal that they should resist the offer of a 5 per cent increase unless a reasonable fee has been agreed in advance.

Mr Michael Howard, Minister for Corporate and Consumer Affairs, yesterday appointed two inspectors from outside the Civil Service to pursue inquiries into the ownership of Sumrie Clothes.

The action follows an inquiry into the Leeds company by Department of Trade and Industry inspectors. This was launched following allegations against Mr Michael Hepker, Sumrie's chairman, in the Commons by Mr Brian Sedgemore, Labour MP for Hackney South and Shoreditch.

The MP also linked Mr Hepker with a bad £1.1m loan made to a property development company by Johnson Matthey Bankers.

The Trade and Industry Department said yesterday that its officials found nothing untoward in the company's affairs but that allegations of the existence of a concert party controlling the company and of failures to make proper declarations of directors' shareholdings required further examination.

Mr Hepker said yesterday that the "central finding of the inspectors was that the company's affairs were in order."

Referring to allegations made in parliament over his management of Sumrie, Mr Hepker said: "Mr Sedgemore has fallen flat on his face and should be man enough to say he was wrong."

On the concert party matter, Mr Hepker claimed: "This is a reference to a party given to the former owner of these shares but denies that any concert party exists."

BL buses 'still attract' Volvo

By Kenneth Gooding

VOLVO of Sweden would still be interested in buying the Leyland bus division of the state-owned BL group if talks with Metro-Cammell-Weymann, part of the Laird group, were to break down, the company said yesterday in Gothenburg.

However, the company has no interest in the Leyland truck business. Volvo made its first approach to BL three years ago but was turned down. Since then, the Laird group has offered MCW to Volvo without success.

Laird has now changed its mind and is negotiating to buy Leyland Buses from BL to form a merged British group.

BL at the same time hopes to sell the truck interests to General Motors of the US.

Volvo has a heavy commercial vehicle assembly plant at Irvine in Scotland, where it produces all the double-deckers it sells in the UK—only about 50 last year because of the deep recession in demand.

Volvo yesterday indicated that, if it bought Leyland Buses, the only facility likely not to be threatened with closure would be the modern bus factory at Worlington. Metro-Cammell-Weymann has also indicated that Leyland would have to be further rationalised following a take-over.

Volvo employs about 400 at Irvine and produced about 1,600 vehicles last year. That should increase to about 2,000 in 1986.

The status of the Scottish plant within the Volvo truck corporation has recently been updated after a £750,000 rationalisation programme.



Lord Hailsham: yet to be convinced

Havers, Attorney General to Mr Alexander, confirms that the Government intends to adopt a system of pre-negotiated fees in the new service. It warns however, that in magistrates' courts, solicitors have already agreed to a pilot scheme whereby they receive seasonal (half-day or daily) fees, and, by implication, that barristers should be prepared to do the same.

Outside inspectors to investigate Sumrie

BY TERRY POVET

Companies Act would require of us—and I deny that a concert party exists—if the inspectors find against us, it is that a footnote should be included in the annual report.

The controversy over who controls Sumrie centres on the ownership of 23.6 per cent of the company by Le Chevalier, an offshore company registered in the Isle of Man in which Mr Hepker has a financial interest.

One of the other large shareholders in Sumrie is Mr Keith Humphris, a long-standing friend of Mr Hepker, with a 7.5 per cent stake.

Mr Hepker accepts that he introduced his friend to the former owner of these shares but denies that any concert party exists.

The outside inspectors appointed by the minister are Sir Michael Kerry QC and Mr Keith Stanley Carmichael, an accountant with Longcrafts. Their report is likely to be published given the public interest in this case, officials indicated.

This is only the third time that investigations under this section of the Companies Act have been carried out. On both previous occasions, ministry inspectors conducted the inquiries.

The Takeover Panel is carrying out a separate inquiry as to the possibility of a concert party acquiring more than 29.9 per cent of Sumrie's issued shares. If it finds that this is the case, it could order that a full bid be made for the company under the Takeover Code.

The market share taken by imports fell sharply to 52.89 per cent from 58.38 per cent last year.

The traditional importers were led by Volkswagen/Audi, which achieved a 6.99 per cent share. A strong performance was also put up by Volvo, which overtook Peugeot/Talbot to take second place in the importers' rankings.

Peugeot/Talbot, however, hopes this month to start feeling the benefit of its new Peugeot 309 model.

January's top ten best sellers were: Ford Escort, 15,140; Austin/MG Metro, 12,755; Vauxhall Cavalier, 12,188; Ford Fiesta, 10,909; Ford Sierra, 10,331; Vauxhall Astra, 8,351; Austin/MG Montego, 8,038; Ford Orion, 5,887; Austin/MG Maestro, 5,595; Vauxhall Nova, 5,525.

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NCB seeks more time for pit decision

BY MAURICE SAMUELSON

THE NATIONAL Coal Board yesterday asked for more time to decide whether to close Bates colliery in Northumberland, employing 880 men, which an independent assessor says should stay open for social reasons in spite of heavy losses.

Bates is only the second threatened pit to be studied by the modified Colliery Review Body set up last year.

The assessor, Mr Peter Bowsher QC, concluded that although Bates would never make a profit, it should remain open

weight to the social consequences of closure, especially as the adjudicator on Horden, which employs 870 men, apparently chose not to take such criteria into account.

Outright rejection of the plea to keep Bates open could create tension in the coal industry and embarrass the Government. Before discussing it again at a specially convened meeting this month, the NCB is likely, therefore, to sound out the Government about the political implications.

£1bn tap stock announced by Bank

By George Graham

THE Bank of England yesterday announced the issue of £1bn of new gilt-edged bonds. The new tap stock—10 per cent Treasury maturing in 1993—is to be offered to the public by tender by February 12 at a minimum price of 98 per cent.

The securities will yield 11.25 per cent annually and are issued in partly-paid form. The first £20 is due on the tender, with a further £20 on April 7 and the balance on May 19.

Banking officials said that the partly-paid form of the tap stock indicated that there was no pressure to complete the funding of the Government's borrowing requirements in this fiscal year.

Only £200m of the issue's proceeds will be received this tax year.

The tap stock is free of tax to residents abroad, the first in this form for over a year. Stockbrokers said the authorities appear to have designed the stock to make it attractive to overseas investors.

Perkins Engines to close plant

PERKINS ENGINES is to close and sell the site of its Fletton plant in Peterborough to save about £80,000 a year in overheads. The 100-strong workforce will probably go, in a move taking about a year, to the company's main Eastfield Road factory, which employs 5,100.

The Massey-Ferguson of Canada subsidiary said a planned rise of 33 per cent in Cambridgeshire county rates prompted the move. The Fletton plant makes large V8 engines. It pays about £129,000 a year in rates.

Fletton produces about 2,500 engines a year. The move to Eastfield Road, where 5,100 people are employed will take about a year, after which the Fletton site will be sold.

The decision follows 95 job losses announced last November when 1,400 were employed at a complex which initially had more than 10,000 workers. Falling orders and industrial disputes last year over earlier redundancy proposals, which cost one-sixth of the year's working days, were blamed. Four unions are to call a mass meeting.

GEC to shed 70 Liverpool jobs

General Electric Company (GEC) yesterday said it is to shed another 70 jobs at its installation equipment works at Fazakerley, Liverpool. Some would go by voluntary redundancy but compulsory severance was not ruled out.

The decision follows 95 job losses announced last November when 1,400 were employed at a complex which initially had more than 10,000 workers. Falling orders and industrial disputes last year over earlier redundancy proposals, which cost one-sixth of the year's working days, were blamed. Four unions are to call a mass meeting.

Next chairman of IoD named

SIR PETER WALTERS, chairman of British Petroleum, is to be the next president of the Institute of Directors. He succeeds Sir Kenneth Corfield, former chairman of STC, who resigned last year.

The IoD has 33,000 members worldwide, most of whom are chairman, managing directors or chief executives of their companies. Last week it announced a 7 per cent increase in membership during 1985.

Highfield Commodities

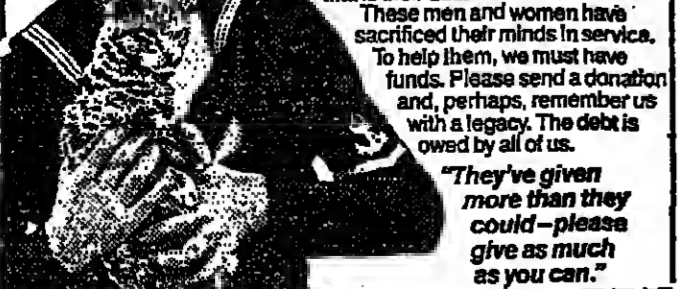
OUR REPORT of the compulsory winding-up by the High Court on Tuesday of Highfield Commodities incorrectly stated that the Official Receiver had told the court that the company was owed more than £550,000 by its directors, Mr David Whitfield and Mr David Harrison, and that Mr Harrison's personal liability was in excess of £705,000.

In fact Mr Whitfield owes the company £1,842 and has a counter-claim against the company for £2,403.

Debts totalling more than £858,000 are owed to Highfield by companies associated with it and not, as was reported, by companies associated with Mr Whitfield and Mr Harrison.

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Regional body agreed for the north

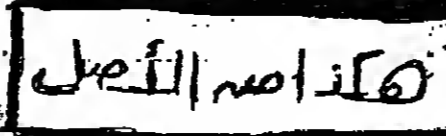
BY WALTER ELLIS

LOCAL authorities in the five northern most English counties have agreed unanimously to the setting up of a Northern Region Councils Association (NRCA).

It is intended that the association should form part of a wider body, to include the CBI, and the TUC in the north, that would be recognised by the Government as an authentic regional voice. It is hoped that such a body could act as a reference point for companies considering re-locating in northern England.

Mr Norman Tebbit, when promoting the regional case with the Government and other organisations, such as the EEC.

The NRCA, with 34 member councils drawn from Northumberland, Durham, Cleveland, Tyne and Wear and Cumbria, will hold its first meeting next month, prior to the abolition of Tyne and Wear County Council, a notably successful magnet for new industry. It is hoped that steps can then be taken to form the tripartite grouping to engage in talks with the Department of Trade and Industry.



UK NEWS

Fiona Thompson looks behind the scenes at the Crufts show It's a dog's life for the breeders

CHAMPION STAR of the Gum at Montravia and her brother, Kelramo Great Guns of Montravia — Dawn and Mervyn to their friends — will go into the family business today. It must be said that they have no immediate prospects of following in their distinguished father's pawprints.



Jackie Ivison from Tyneside with Fallon and Dylan at Earls Court.

Angela and David Cavill, top breeders of Finnish Spitz hounds from Bracknell, Berkshire, received £400 in out-of-pocket expenses for a Pedigree Chum commercial last year — not a lot it would seem for giving your house over to a television crew for three days, including unlimited access to the telephone and kettle.

Mr Cavill believes people breed dogs for the love and status. Crufts is "about winning—breeding dogs better than anyone else."

Few breeders make more than a living wage and most rely on additional income. The Cavills run the Canine Studies Institute offering correspondence courses on judging, breeding and kennel management and Mr Cavill is a school teacher in Bracknell.

No one could make a lot of money out of selling puppies unless he operated on a "battery puppies" basis which, according to Mr Cavill, some breeders do. The serious breeder however, aiming to produce the best possible stock, would breed only occasionally. It is in exporting dogs that the highest profits are made. There is a constant demand for British puppies.

The importance of winning Crufts lies in its ability to enhance a dog's reputation and improve stud fees and the asking price for puppies. Even so, according to Mr Gibbs, fees for either will rarely exceed the £100-£200 range.

And what about television commercials; the "top breeders wouldn't feed their puppies on anything but Pedigree Chum" type? Surely the breeders do not do the commercials for love?

According to Ms Pam Wright, Pedigree Petfoods external relations manager, for "product endorsement by user" commercials, the company pays the breeder a photographic fee of about £50 and a small expenses fee. There are no repeat fees each time the commercial is aired.

LABOUR

Contempt move against NCB adjourned

By Raymond Hughes, Law Courts Correspondent

A MOVE to bring contempt of court proceedings against the National Coal Board has been adjourned to await the outcome of negotiations to settle legal actions in which the board is involved in Scotland.

At a private hearing in the High Court, Mr Michael Arnold, the receiver of the National Union of Mineworkers, has been seeking leave to issue contempt proceedings in connection with the NCB's handling of union contributions of Scottish miners.

Mr Justice Mervyn Davies adjourned the hearing indefinitely. The NCB and Mr Arnold are parties to three legal actions over Scottish miners' contributions.

The Scottish area of the NUM and the Scottish Colliery Engineer, Bollerman and Tradesman's Association have each written Mr Arnold and the Board claiming payment of their members' contributions. The NCB issued counter-proceedings against the Scottish area and Mr Arnold.

Social security offices closed by strikes

By Our Labour Staff

STRIKES closed 43 of the 63 social security offices in Wales and the West Country yesterday as the Civil Service unions began a series of regional one-day stoppages over staffing.

The unions have demanded 15,000 extra staff in the Health and Social Security Department and claim that the Government's response so far—an increase of 2,000 in Manning levels—has created only four more jobs because additional numbers had already been recruited for benefit uprating and backlog work.

Strikes are planned in one or more regions each Friday this month, with prolonged stoppages expected in London and other cities in March.

More than 7,000 members of the Civil and Public Services Association, the main union involved, were said to have been on strike.

Irish schools dispute likely

IRISH schools face a lengthy period of strikes and exam boycotts by teachers following a government decision to amend a pay award recommended by the state arbitration service.

In an unprecedented move, the Fine Gael-Labour coalition pushed a motion through Parliament on Thursday night which offered a 7 per cent pay rise over 18 months—the same as the rest of the public service but based on a 10 per cent award phased in over two years but not back-dated.

Civil Service unions face opposition to political fund

BY DAVID BRINDLE AND IVOR OWEN

THE GOVERNMENT yesterday launched an open campaign against the Civil Service unions planning to set up political funds. It said such moves "will not be seen in keeping" with the service's political neutrality.

At the same time, the Inland Revenue gave related assent to the Inland Revenue Staff Federation's request for facilities for a political fund ballot on February 26, but withheld paid time off for about 3,500 scrutineers.

The Government's overt criticism of the IRSF and other Civil Service unions intending to establish political funds—to finance "political" activities as redefined by the 1984 Trade Union Act—followed the informal communication of displeasure over previous weeks.

Mr Peter Brooke, Treasury Minister, said in a Commons statement yesterday that the unions in question were wrong to contend that the act laid them open to challenge if they spent from their general funds on "political" activities against the Government, as employer.

He said in the statement to be circulated to the 500,000 white-collar civil servants: "If, wholly unexpectedly, unions

were to experience difficulties in the courts on challenges that money had been wrongly spent from their general funds on activities to defend or improve their members' terms and conditions of employment, the Government would be ready to contemplate changing the law."

Union leaders and opposition politicians seized on this reference to changes in the law as an admission that the unions' fears were well-founded.

Dr Oonagh McDonald, from the Labour front bench, said the reference was a "quite staggering" implication that the Government was uncertain of the effects of its own legislation. "No union can possibly act on the basis of hope, not certainty, that its activities are legal."

Mr Alistair Graham, general secretary of the Civil and Public Services Association—which plans to hold a political fund ballot in September—said the Government was offering no indemnity against legal costs or damages that unions might incur if challenged over spending.

The Civil Service Union, the third civil servants' union proposing to hold a political fund

ballot, is being held up by procedural difficulties. The Government's Certification Officer, who oversees administration of the fund ballots, says the union must first either hold a conference or stage a separate ballot to clarify the appropriate rule change made last year.

Mr John Sheldon, CSU general secretary, said "We are being deliberately frustrated in our genuine attempt to establish a political fund so that we can defend civil servants' pay and conditions—issues this Government has made political."

The IRSF, which had threatened to take the Revenue to court unless it responded by today to its six-month-old request for ballot facilities, will have to pay the wages of its scrutineers on the day of the union's vote. The Revenue said it was withholding paid time off because the political fund issue was not a matter affecting staff-management relations.

Mr Tony Christopher, IRSF general secretary, said the coincidence of the Revenue's delayed reply to the union's request and the minister's "extraordinary" statement was curious.

Bill published to remove curbs on working hours for women

BY DAVID THOMAS, LABOUR STAFF

A BILL which abolishes restrictions on women's hours of work and removes the exemption of businesses with fewer than five employees from the 1975 Sex Discrimination Act was published yesterday by the Government.

The Sex Discrimination Bill removes statutory restrictions which prevent women working shifts and at night, lay down the maximum number of hours they may work and curtail overtime working.

For example, there are restrictions on women working more than 10 hours a day in factories on five-day weeks. Companies at present have to apply to the Factory Inspectorate for exemptions if they want their women employees to work outside the stipulated

hours. For instance, 60,000 women are exempt to work between 10 pm and 5 am. Mr Ian Lang, Employment Minister, said this part of the Bill "will promote equal opportunities and save employers unnecessary time wasting bureaucracy."

The proposals were originally canvassed as part of the deregulatory White Paper, Lifting the Burden, in July 1985. The Equal Opportunities Commission supports removing these restrictions, but wants certain safeguards, such as the right of access to facilities like canteens during night work.

It also wants safeguards against existing female staff being forced to work at night against their will. The TUC is strongly opposed

to these proposals. It says they will lead to deteriorating health for women, especially when they have to look after a family during the day.

The second part of the bill was forced on the Government by a European Court of Justice ruling in 1983 that the 1975 Act failed to comply fully with the European Community's directive on equal opportunities.

The exemption levels for businesses with less than five people and for private households from the 1975 Act are to be removed, though the bill retains certain exclusions for employment in a private household. It makes void and discriminatory provisions in collective agreements and reveals restrictions which might work by men in bakeries.

Rights sought for workers in takeovers

BY OUR LABOUR STAFF

THE Transport and General Workers' Union, Britain's biggest union, may adopt a policy aimed at giving workers a right to be consulted about takeover proposals affecting their companies.

Any proposals the TGWU adopts on takeovers are likely to be influential with the Labour Party. The union has members in some companies faced with take-over or restructuring proposals such as Allied Lyons, Distillers and Westland.

The views of workers and unions have been cited by some

companies involved in this spate of takeover proposals. However, an article in the union journal by Mr Tom Sullivan, one of its national officers, is sceptical about companies' motives for involving their workers in take-over proposals.

It says: "If the directors see their own future in jeopardy they may call in the unions to try to use their influence to get the matter referred to the Monopolies and Mergers Commission."

The article proposes a set of statutory rights for workers and unions faced with takeover pro-

posals, which are likely to be put before the TGWU executive for approval in June.

"What is needed is a statutory requirement for companies to consult the trade unions initially and the workforce, and to win their acceptance before putting takeover provisions to shareholders."

It also suggests that a company making a takeover bid should provide a prospectus for the employees setting out their proposals and that this would be a formal contract if the takeover went ahead.

Hitch for spending councils

Financial Times Reporter

A HIGH court judge yesterday gave the go-ahead for legal challenges to plans by Greater Manchester Council and West Midlands County Council to indulge in spending sprees before their abolition at the end of March.

Mr Justice Simon Brown also announced that there would be room in the High Court lists for similar cases to be mounted against other metropolitan county councils facing abolition.

The judge granted the Conservative-controlled Trafford Metropolitan Borough Council leave to seek a judicial review of Greater Manchester's proposal to spend £10m on last-ditch projects.

Trafford claims the move is unlawful and wrong because it will result in £23m grant penalties being imposed. In effect, it would cost £33m for 10m in benefits.

The judge declared the case was "properly arguable" and accepted an undertaking from the GMC not to spend the money before the case is heard on February 18.

He also gave leave for Solihull and Walsall, Metropolitan Borough Councils to challenge a decision of West Midlands County Council to spend money allocated to Birmingham International Airport on other projects.

Solihull and Walsall are asking the High Court to quash a decision made on Wednesday by the county council's finance committee to spend £800,000 of the airport fund on various matters not related to the airport.

The councils say there was lack of consultation and the county council acted in breach of "natural justice". Normally the fund finances runway maintenance and meets deficits arising from the airport's operation.

SIB chairman stresses duty of auditors to act as watchdogs

BY ALICE RAWSTHORN

COMPANY AUDITORS will have a duty to act as "watchdogs" for the Securities and Investments Board when it comes into operation and should report any errors and discrepancies they detect in the affairs of financial institutions, Sir Kenneth Berrill, SIB chairman, said yesterday.

Although the board is still discussing the nature of its regulatory role with the auditing profession, Sir Kenneth, speaking at the Accountant and Stock Exchange Annual Awards presentation, mapped out the sort of role the board envisages for auditors.

Auditors would have a duty to report errors and discrepancies to the board where:

• They became aware of a failure of internal controls, records or systems which could be expected to be sufficiently detrimental to the interests of investors and which the management had not taken adequate steps to remedy.

• They realised that the regulator has been given seriously misleading information about the state of the business or there had been a failure to report information.

• The auditor, after discussion with management, considered that he or she needed to qualify the accounts.

• There were strong grounds for suspecting incidence of fraud, the consequence of which would be detrimental to investors.

Under exceptional circumstances the board wants auditors to report the discrepancies immediately, without giving prior notification to the company.

This would arise only if the discrepancies were serious enough to merit freezing the company's assets or taking steps to prevent the removal or destruction of information or assets.

"It is naive to assume that the auditor can, in some straight forward and simple way, take upon himself the role of watchdog for the public interest or, in the case of the regulatory system, for the interests of investors," Sir Kenneth said.

"But I do believe that they can and should play a useful role in underpinning the system of regulation now set up for investment businesses."

Court orders Belfast council to set rate

BY OUR BELFAST STAFF

THE UNIONIST tactic of refusing to set local council rates in Northern Ireland in protest against the Anglo-Irish agreement was upset yesterday by a judgment of the Belfast High Court.

Mr Justice Hutton, in a reserved judgment on an application by members of the non-Unionist Alliance Party, ordered the Unionist-controlled Belfast City Council to meet before February 15 to set the rates.

Unionist councillors, who control 18 of Ulster's 26 district councils, decided unanimously last weekend not to set rates before the February 15 deadline.

Belfast, like a number of Unionist-controlled councils, has suspended meetings and delegated business to its town clerk as a protest against the agreement.

The judge said the decision to suspend meetings amounted to an abuse of power. The law enabled councils to suspend meetings and delegate business to assist in the efficient running of councils, but the decision taken in the present case was in protest against the Anglo-Irish agreement and a power given for one purpose could not be used for another.

The London Docklands Development Corporation (LDDC) has awarded two contracts worth £10.3m for the construction of sections of a new drainage network for the Royal Docks.

The network, at an overall cost of £50m, will provide for the Royal Docks for regeneration and is being designed by Sir William Halcrow & Partners.

A STREETERS & CO, a wholly-owned subsidiary of the Corstals, has secured a Phase 2 contract for construction of foul and surface water tunnels north and south of the Royal Victoria Dock and in the area of the Connaught crossing. Almost four miles of surface water tunnels, of 1.8 to 2.1 metres diameter, will drain to the tidal basin pumping station, which forms the next phase of the drainage construction.

Four flow tunnels, three miles long and measuring up to 1.8 metres diameter, will drain to a new pump station to be built as the final phase of the plan at Store Rd, North Woolwich. The contractor will install two full-face tunnelling machines in conjunction with the pipe-jack method.

REES HOUGH (CIVIL ENGINEERING) has been appointed contractor for construction of the rising mains from a proposed tidal basin pump station at the western end of the Royal Victoria Dock to the River Thames. The 1.4 metre diameter ductile iron pipes, to be supplied by Stanton and Staveley, will carry surface water from roads, roofs, etc) 1,100 metres to the river and discharge flows under pressure adjacent to the old barge lock at the western end of the Royal Victoria Dock. The contract, Phase 3A of the scheme

Legal Notices

No. 00263 of 1986 IN THE HIGH COURT OF JUSTICE CHANCERY DIVISION

IN THE MATTER OF THE HAT GROUP PLC AND IN THE MATTER OF THE COMPANIES ACT 1985

NOTICE IS HEREBY GIVEN that a Petition in the 14th January 1986 presented to Her Majesty's High Court of Justice for the confirmation of the reduction of the Share Premium Account should appear at the time of hearing in open court.

A copy of the said Petition will be furnished to any such person requesting the same by the undersigned Solicitors on payment of the required charges for the same.

Dated this 7th day of February 1986.

JEFFREY LEITCHMAN of Adelaide House, London Bridge Road, SE1 2YU, Solicitors for the above-named

ECONOMIC DIARY

TODAY: Young Conservatives conference (and tomorrow), Winter Gardens, Blackpool.

TOMORROW: Crufts supreme champion chosen, Earls Court.

MONDAY: January provisional producer price index numbers, Swansea City winding-up hearing, High Court. TUC delegation meets the Chancellor of the Exchequer on Budget submissions.

TUESDAY: Building Societies' figures for January, Mr Paul Channon, Industry Secretary, general secretary, speak at British Institute of Management conference, Dorchester Hotel, W1.

THURSDAY: London sterling certificates of deposit for January, and mid-January figures for UK banks' assets and liabilities and the money stock. January provisional figures of vehicle production. TUC consultative conference on government cash for union ballots, Halifax Building Society annual statement.

FRIDAY: December index of output at the western end of the Royal Victoria Dock. The contract, Phase 3A of the scheme

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Vertical text on the left edge of the page, including "11m top stock announced by Bank" and "Perkins Financials to close".

FINANCIAL TIMES

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Saturday February 8 1986

INVESTMENT IN AGRICULTURE

Cold comfort down on the farm

By Andrew Gowers

Could wishing make it so...

THERE IS MORE than the usual air of mystery this year surrounding the strange rites which pass for a Government budget-1986 process in Washington.

144bn—if only the US Government could actually be taken at its word.

The obvious question, of course, is whether the markets should trust the US Government. Even if Gramm-Rudman survives the constitutional challenges which lie ahead for it in the Supreme Court, it would take just another vote in Congress to overturn it.

These purely political impediments, however, are only the first—and least complex—set of uncertainties facing anyone who tries to base investment decisions on the prospects for US fiscal policy.

Familiar feature

Even more important than politics is the future performance of the economy itself. No less than 35 per cent of the \$62bn "cut" in the budget deficit projected by the White House between this year and next, is based simply on President Reagan's celebrated optimism about the underlying strength of the US economy.

Broader picture

Of course, this figure is arrived at by a combination of wishful thinking and creative accounting which lives up fully to the fantastical standards set by the White House in previous budgets. Who can really expect, for instance, that Congress will agree to sharp cuts in spending on student aid, housing assistance, agricultural support, medical benefits and public transport, along with the total elimination of export credit and small business subsidies—all in an election year? And who can seriously believe, even within the White House, that these proposals, juxtaposed against a renewed surge in defence outlays, represent the true political priorities of the US public?

In theory, however, such doubts would hardly affect the broader fiscal picture. Across the board, budget cuts would automatically come into force in October under the Gramm-Rudman law, ensuring that the deficit did not breach its pre-ordained ceiling. If the President did not like the consequent reductions in defence spending, he would have to raise taxes instead to meet the deficit target. In either case, investors could rest assured that the US Treasury's call on their savings in fiscal 1987 would not exceed

In the present conditions, tenanted land is virtually unsaleable," says Mr John Wallis of Humberst, the chartered surveyors. "What's the problem? It's the fear of something worse," adds Mr William De Sallis, land use adviser with the Country Landowners Association. "If they (the institutions) all pile out, they'll depress capital values a lot."

Such comments illustrate the currently gloomy state of British farming and the remarkable way in which investment in farmland has recently fallen from favour. Buying agricultural land was all the rage among the City's financial institutions in the 1970s. Even as recently as five years ago, some British pension funds, insurance companies and property unit trusts were falling over themselves to purchase farms.

The picture today has altered almost beyond recognition. Investment in farmland by institutions has all but completely dried up, and some are selling their holdings; rental growth is coming back to earth with a hump, and land prices have embarked on a steady slide which some observers expect to turn into a more precipitous decline over the next couple of years.

In the 1970s, land values rocketed, outpacing Britain's double-digit inflation by a considerable margin and losing all relation to the underlying earning capacity of the farms themselves. Farm rents were doubling every three years during the decade. Institutional investment in farmland became an issue of national concern, provoking a full-scale Government inquiry and all manner of protests by farmers at other interested parties.

At a time when the prospects for the US economy are, in any case, exceptionally uncertain, it would be all too easy for Gramm-Rudman to turn into a law mandating economic optimism, instead of fiscal responsibility. There may be good reasons for the hillish sentiment which has recently taken hold in Wall Street and the world's other stock markets—but a prospective resolution of the US budget deficit problem would not appear to be one of them.

which most people date back to 1972—was a novelty. The institutions were attracted by a now familiar, coincidence of factors: Rampant inflation, low real interest rates and Britain's poor industrial prospects had diminished the appeal of more conventional investments and weakened confidence in "paper" instruments such as securities. Capital growth in farmland investments was at least keeping pace with inflation, and outstripping it at times. Institutions also took comfort from the fact that agricultural land was a dwindling resource, with sizable areas being lost to urban and other uses every year.

The bursting of the early 1970s' property price bubble encouraged institutions to seek to diversify their property portfolios into agriculture. Many private landlords were being forced to sell their land because of hefty tax burdens. Perhaps most importantly, farm rents, which were subject to more regular review than those on urban property, had been growing healthily (from the investor's point of view) since the early 1960s—and were given a substantial extra boost by the rise in agricultural prices and incomes resulting from Britain's entry to the European Community.

The pension funds and insurance companies, together with a number of specialist-formod agricultural property unit trusts, swiftly built up holdings amounting to 215,000 hectares (13 per cent of the total agricultural area) by the time Lord Northfield was preparing his report. And the inquiry recommended tentatively that the "rent" area be increased to 1.2m and 1.5m hectares by the year 2020—a maximum of 11 per cent of all agricultural land.

In the event, the institutions' purchases turned out to be much more modest. According to a study published last year by Savills, the land agents, they owned about 290,000 hectares of total land in 1984.

Most of the biggest insurance companies and pension funds have bought into agriculture at some stage in the last 15 years. Mr Anthony Steel, who runs Agricultural Investment Services, a consultancy for institutional investors, reckons that in 1982-83 pension funds, insurance companies and property unit trusts had farmland. The biggest of them is undoubtedly the Prudential, with a portfolio of more than 33,000 hectares around the country. Other names that figure prominently on the list include most of the big nationalised industry pension funds, the Legal and General, Equity and Law, Abey

Life and Guardian Royal Exchange. In each case, the holding is a relatively small proportion of Britain's agricultural land area and of their own overall investment portfolios; even the biggest institutional investors in farmland have generally not put much more than 2 per cent of their total investments into farmland.

Nevertheless, the institutions have had a disproportionate effect on the land market, principally because their purchases focused on "let land" a market in which there were not that many other buyers—rather than on farms for vacant possession. As one land agent remarked in a recent article: "The institutional ownership of agricultural land has created its own market. The institutions are the buyers and sellers and therefore their decisions control the price level to a great extent."

And those decisions have, over the past couple of years, increasingly reflected grave doubts over the merits of further farmland investments. In almost every respect, the factors which first prompted institutions to buy land have gone into reverse.

As producers of unwanted food and alleged desecrators of the countryside—is adding to such strains by cutting its own grant expenditure and research and advisory services. Last summer's appalling weather, which contributed to a 43 per cent drop in British farming incomes, was another body blow.

Although farm rents have held up well despite these pressures (the most recent Government figures, published this week, show a 6 per cent rise in the year to last October), that is primarily because they are reviewed only every three years, and there is therefore a built-in time lag. Few people in the industry believe rents will grow faster than inflation in the years to come, and many think they will do a lot worse. "In the mid-1970s, we were doubling rents every three years," says Mr Peter Prag of land agents Knight Frank & Rutley. "Now, for the first time since the War, there's talk of rents not only standing still but actually being reduced."

Even the axiom that farmland is desirable as an increasingly scarce resource is now open to question. The National Farmers' Union itself recognises that the EEC's food mountains merely reflect a deeper problem: the surplus of productive land. It reckons that up to 1.3m hectares of farmland now under arable crops and grass might have to be removed from production over the next 10 years in order to bring agricultural markets into a reasonable balance.

As a result both of these fears for the future and of the attractions of other investments, institutional buying of farmland—which was already levelling off as values scaled new heights in 1982—has ground to an almost total halt over the past 18 months. "We have severe reservations about agriculture," says an

official with one of Britain's biggest pension funds, which bought its first farm as long ago as 1971. "We did one deal last year, and that was the last."

The institutions' change of heart has been little short of devastating for prices in the tenanted land market which they dominated for years. The average price per hectare peaked at £3,073 in the first quarter of 1982—according to Government figures, and was down to £2,021 by last October.

Those statistics may belie the full extent of the crash, because very little tenanted land has been sold over the last year, except at the top end of the quality range. The figures also do not tell the whole story about farmland prices, as land for vacant possession—especially that with an amenity value—has not fallen nearly as far. Around 13,000 hectares of let land is thought to have been put on the market by institutions last summer—but only a fraction has found a buyer. Many institutions, however—particularly the bigger ones which bought farmland early on—claim not to feel any

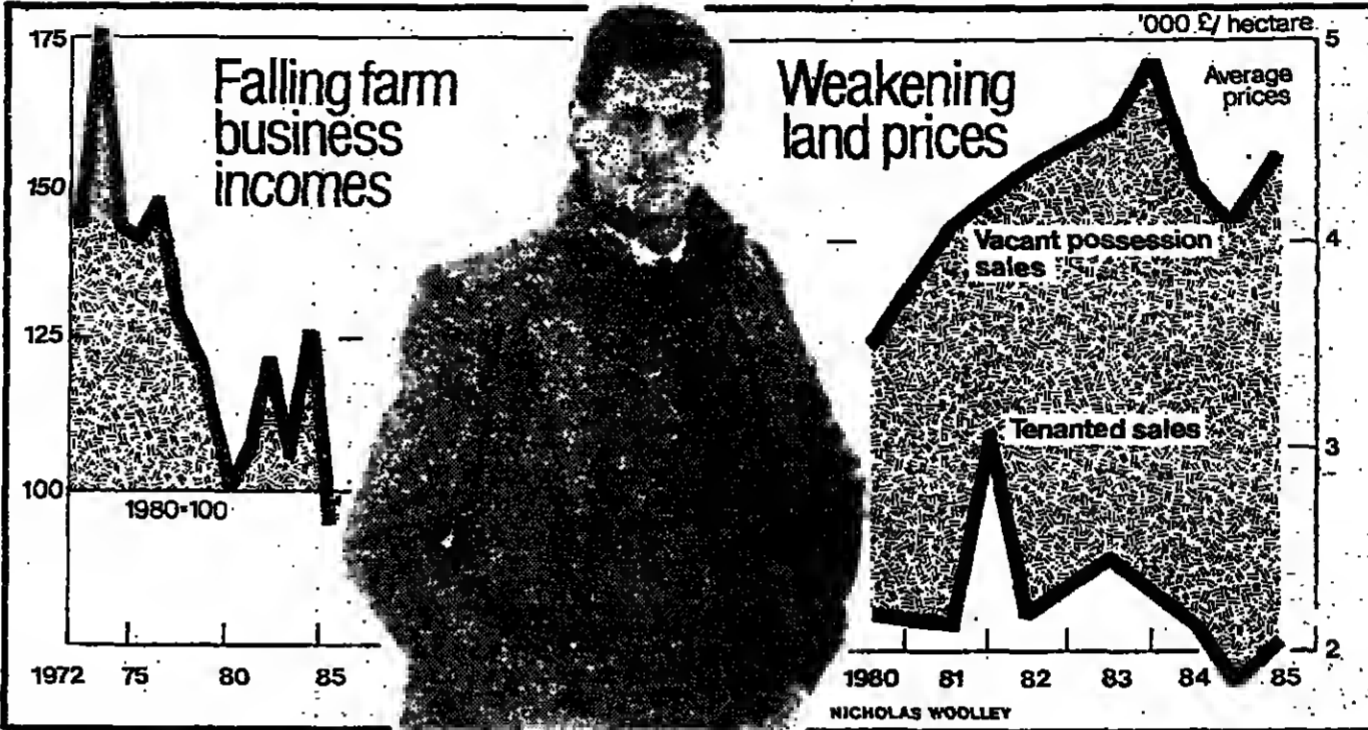
urgent need to sell. They say their investments in agriculture are of a long-term character and a relatively small proportion of their total portfolio, so they are not especially worried about farming's present hard times.

"True, agricultural land is not performing well at the present time," says Mr Nicholas Woolley, chief land agent at the Prudential. "If we were in it for the very short term, I think we'd be pretty worried. But we're long-term investors with large holdings in land. There's no question of our putting large chunks on the market."

The Pru's response has been to adopt a more flexible attitude to its farm portfolio. "If land became vacant a few years ago, we might have automatically re-let it," says Mr Woolley. "Now we look at all the options, including selling." Some analysts are a little sceptical about the "long-term investment" approach. They say it sounds suspiciously like a rationalisation of the fact that most institutions are in effect locked into their farm holdings.

And there are some institutional investors who cannot afford the luxury of such arguments. This is especially true of the farm property unit trusts and of some pension funds. Any organisation which bought land late in the day, as values were topping out, must be feeling particularly uncomfortable.

Hill Samuel, which runs the largest specialist unit trust in the sector, is one institution which has been forced to sell farms by unit-holders wishing to cash in their assets. "A pension fund which has units may well say: 'We don't want to dump them, but our holding is only worth £50,000, and we'd rather put it into Japan rather than British agriculture, so can we have our £50,000 back,'" says Mr Douglas Allison, chairman of the Hill Samuel operation. "Anything they can't see a quick return on increases the fear that they'll slip down the league table."



Man in the News

Sir Robert Armstrong

Downing Street's machine minder

By Malcolm Rutherford



"YES, PRIME MINISTER," was it wrong in some respects. Sir Robert Armstrong, the present — and the absent — Secretary, is an altogether more intelligent, less self-serving, more subtle and more likeable figure than the one-dimensional Sir Humphrey of the delightful television series. Probably, also, he is more powerful.

Sir Robert's problem is secrecy: not secrecy imposed by him, but the secrecy built into the British political system. He has to work the system. Sometimes it fails, as it did in the Westland affair.

Sir Robert, who had in investigate the leaks of official letters and defend his findings before the House of Commons Select Committee on Defence this week, regards the incident with horror. It was a case study, he says, of what happens if collective responsibility breaks down.

What is collective responsibility? That is a hard question to answer precisely. Basically it is a system of trust between ministers and civil servants, resting on the assumption that go-one will go over the top and behave irrationally. When somebody breaks the rules, no-one knows what to do about it. That is the essence of the Westland affair.

Sir Robert has had experience of investigations before. As Cabinet Secretary, one of his functions is to report directly to the Prime Minister on intelligence matters. He had to deal with the allegations that Anthony Blunt, the art historian, was a Soviet agent, part of the "Philly" set-up. What struck him most was the fallibility of human memory. Entirely rational, well-meaning people would give inconsistent accounts of events that took place not only several years ago, but in the previous few weeks or days.

His position here. He has two titles: Secretary of the Cabinet and Head of the Home Civil Service, a result of Mrs Thatcher's desire to take the Civil Service more into her own hands. Sir Robert was not instrumental in the change. The twin roles can lead to embarrassments. For instance, he cannot really represent the Civil Service in public as (say) Sir Kenneth Newman represents the Metropolitan Police. Too much of his business is concerned with government policy.

The civil service role is largely confined to senior appointments—selecting permanent and deputy under-secretary, he is in a very good position to judge potential candidates for senior civil posts because he sees so many of them at close quarters, but the title "Head of the Home Civil Service" may be redundant and could be abandoned.

None has been without upsides. At Cheltenham he would have preferred a no-strike agreement to a total ban on unions. The Government's decision to go for a ban probably accelerated Lord Murray's departure from the TUC and even now unites unlikely parts of the trades union movement.

Tory backbenchers resented his recommendations on top pay, which included a hefty rise in his own, and the quality in his role became apparent. He seemed both to be representing the civil service and advising the Prime Minister on the policy decision.

Quite a lot of Tories would like to see the Anglo-Irish agreement come unstuck. Sir Robert was given the task, which he thoroughly enjoyed, because Mrs Thatcher thought that to entrust it to the Foreign Office would antagonise the Ulster Unionists.

One other function that matters is being a part to the economic summit meetings of the major industrial democracies. It takes about 18 work days a year and provides invaluable insight into the thinking of other governments. Few members of the Cabinet have anything like his opportunity to know what is going on at home and abroad.

Sir Robert was educated at the Dragon School, Oxford, Eton, and Christ Church. He became a civil servant without great conviction after a mastoid operation had prevented him from doing National Service—first as a temporary at the Treasury to see what it was like, then as a regular when he passed the examination.

BASE LENDING RATES

Table listing various banks and their base lending rates, such as ABN Bank at 12 1/2%, Allied Dunbar & Co. at 12%, etc.

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UK COMPANY NEWS

Panel will rule on W'hampton proceeding

By Lisa Wood
The Takeover Panel has announced that talks will be held next week to determine whether or not Wolverhampton & Dudley Breweries can proceed with an offer for Davenports...

While W & D will be seeking grounds to continue with a general offer for Davenports...

On Thursday, however, three Birmingham City Council executive members of the Trust made a statement that the trustees were split...

Argyll

Argyll, through its merchant bank Samcoi Montagu, yesterday bought another 2m Distillers shares taking its total holding to 13.6m (3.7 per cent)...

US banking group in agreed bid for Smith St. Aubyn

By NICK BUNKER
Irving Trust, the New York-based banking group, is to take over Smith St Aubyn, the London discount house which suffered crippling losses in the gilt market four years ago...

Mr Jeremy Smith, its chairman, said yesterday that he had recommended shareholders to accept a cash offer for the house's net asset value, currently estimated at £7.7m...

Traditionally, discount houses have been market-makers in public-sector and commercial paper and played a key role in the Bank of England's system of monetary control...

Wellcome share sale attracts some £2.5bn

By Lucy Kellaway
Stragglers ran through a blitz to get their forms in before the applications for shares in Wellcome closed yesterday morning up to 10 times oversubscribed...

The £250m sale of shares in the international drugs company has met with an enthusiastic response, attracting at least 350,000 applications...

Mr Philip Bradley of Robert Fleming, sponsors to the issue, said yesterday that despite the heavy oversubscription "we still think this is a properly priced issue..."

Michael Cassell looks at Midland Bank's sale of Crocker

ALTHOUGH executives of Midland Bank worked hard yesterday to portray the sale of Crocker National Corporation to Wells Fargo as the natural consequence of a shift in the bank's international strategy...

When, in October 1981, Midland paid \$820m (then equal to £447m) for its initial 37 per cent stake in Crocker...

With growing suggestions that the Crocker deal had been ill-timed and that Midland's subsequent management style had proved far too remote...



Sir Donald Barron, chairman of Midland.

Cabot as the new Crocker chairman. By the summer of the same year, Crocker—as part of the drive to strengthen its balance sheet—was forced to sell...

before the bank could even begin to perform in the way that had originally been envisaged. Midland's four-year affair with US retail banking, originally seen as a crucial element in its long-term, international strategy...

Questel tops forecast

By RICHARD TOMKINS
Questel, a telecommunications equipment manufacturer, has topped the USFT last September, yesterday beat the firm's profits forecast it made at the time of its flotation with pre-tax profits of £1.09m for the year to last October...

up from £169,525 to £225,176, earnings per share went from 1.13p to 15p. The directors are proposing a dividend for the year of 2.2p...

UK BANK OPERATIONS IN THE US

California proves a tough testing ground

MIDLAND BANK'S decision to sell its troubled Crocker Bank subsidiary to Wells Fargo, another California-based group, highlights the very real problems that UK banks have faced in breaking into the world's biggest banking market...

Despite this, some California banks, like Los Angeles-based UIC Bank, owned by Standard Chartered of the UK, and Security Pacific, the seventh largest bank in the country, have managed to prosper...

While the Californian banking market has proved to be one of the toughest testing grounds for foreign entrants in recent years, UK banking groups have also found it difficult to establish firm footholds elsewhere in the US...

Shanghai whose \$314m investment for a controlling interest in New York-based Marine Midland, the 10th largest bank in the US with \$23.4m in assets, has played handsome dividends...

US INTERESTS OF BRITISH BANKS—1984

Table with columns: Bank, Total Assets, Profits, % Assets, % Profits. Includes Barclays, Lloyds, Midland, etc.

FT-ACTUARIES SHARE INDICES

These indices are the joint compilation of the Financial Times, the Institute of Actuaries and the Faculty of Actuaries

Large table with columns: EQUITY GROUPS & SUB-SECTIONS, Fri Feb 7 1986, 1985/86, 1986, Highs and Lows Index. Lists various equity groups and their performance.

Meggitt tops £2m and seeks cash to expand

THE FIRST results of Meggitt Holdings, following its acquisition of Negretti, show a sharp profit of £3.13m for the year ended October 31 1985, and the directors regard the period as most encouraging...

returned to profits of £354,000 in 1983-84, following three years of losses. The company's pre-tax profit of £3.13m for the year ended October 31 1985, and the directors regard the period as most encouraging...

Meggitt business and the completion of acquisitions. He cannot forecast for the current year, but says the group's rate of order intake remains high, and a significant proportion is for delivery in the second half...

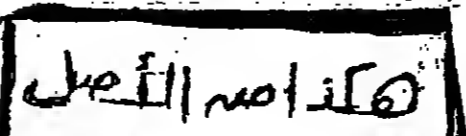
search for likely acquisitions, and the proceeds of this latest bid should see it through a number of small and medium purchases, without interfering with Meggitt's obvious intention of taking on something big...

FIXED INTEREST

Table with columns: PRICE INDICES, Fri Feb 7, 1986, 1985/86, Highs and Lows. Lists various fixed interest instruments and their performance.

COMPANY NEWS IN BRIEF

HARVARD Securities' £2.8m bid for a specialist investment company United Computer and Technology Holdings was yesterday topped by an agreed £2.9m deal between UCAT and Park Place, the training, publishing and financial services group...



هكذا على اليمين



FOR A STRONGER SCOTCH JUST ADD GUINNESS.

Scotch whisky is one of our leading exports. Over 16,000 jobs depend on it.

Johnnie Walker & Co. must be made stronger if they are to win the fight for overseas sales.

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Scotch whisky needs a similar champion. And our merger with Distillers would create one.

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The alarm bells are now ringing on the world whisky market. Help us respond. Support the Guinness Distillers bid.

GUINNESS PLC

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This advertisement is published by Morgan Grenfell & Co Limited and The British Linen Bank Limited on behalf of Guinness PLC. The Directors of Guinness PLC are the persons responsible for the information contained in this advertisement. To the best of their knowledge and belief (having taken all reasonable care to ensure that such is the case) the information contained in this advertisement is in accordance with the facts. The Directors of Guinness PLC accept responsibility accordingly. SOURCE: Scotch Whisky Association.

INTERNATIONAL COMPANIES and FINANCE

Grand United Holdings rescue plan agreed

By Wong Sulong in Kuala Lumpur

LEADERS OF the Malaysian Chinese business community have agreed a formula to help keep afloat Grand United Holdings (GUH), the master company of Mr Tan Koon Swan, the beleaguered entrepreneur and politician.

The powerful Associated Chinese Chambers of Commerce and Industry of Malaysia (Accecin) has reached a deal with Mr Tan to buy 32 per cent of Supreme Corporation, a finance and property company, for 97m ringgit (\$38.5m).

The deal—reached after two days of negotiations between Mr Tan and Tan Sri Wee Eon Ping, the Accecin president—will involve Grand United Holdings, which owns 49.3 per cent

of Supreme, selling off 77.4m shares valued at 1.25 ringgit each to Unico, Accecin's investment arm.

Unico is taking only 32 per cent of Supreme in order to avoid making a general offer.

Tan Sri Wee said the purchase was conditional on all relevant parties, including the Malaysian authorities, agreeing to Unico having board and management control of Supreme.

Mr Tan, who faces 15 criminal charges in Singapore arising from the collapse of Pan-Electric Industries, controls about 35 per cent of GUH, whose most valuable asset is Supreme.

GUH also has 43 per cent of

Sigma International, which in turn has a 22 per cent stake in Pan-Electric.

The Supreme deal will mean a big injection of badly needed cash for GUH, while Unico gains control of a profitable and diversified company.

Shares of GUH and Supreme have been suspended since last November after the Pan-Electric crisis. They were last traded at 1.19 ringgit and 1.39 ringgit respectively, giving the companies a market capitalisation of 271m ringgit and 337m ringgit.

Steven Butler adds from Singapore: A consortium of banks headed by American Express and Bankers Trust is said by stockbrokers to be arranging

a \$500m (US\$ 140.7m) loan facility for the Stock Exchange of Singapore, where broking houses are facing imminent default on forward share contracts.

The new credit, which has yet to receive approval from the Monetary Authority of Singapore (MAS), would last for seven years and be structured as a revolving underwritten facility. Bankers Trust and American Express have each declined comment.

Brokers say the new facility has been under discussion for several weeks, and a formal proposal was presented to the MAS last week. It would apparently replace a previous \$518m lifeboat for the stockbrokers

that local banks established in early December after the collapse of Pan-Electric led to a three-day closing of the stock market.

The terms of the previous facility discouraged brokers from applying to use the funds. Several brokers reportedly applied to draw money from the fund, but the applications were never acted on due to ambiguities in the terms of the lifeboat.

The new facility would be far more sophisticated in structure. It would be serviced by a proportion of commissions received on share transactions, as well as sales of new seats on the exchange or sales of seats of any members which became insolvent.

Swedish SE tightens disclosure regulations

By David Brown in Stockholm

THE STOCKHOLM Stock Exchange yesterday announced plans to tighten corporate reporting requirements as a pre-condition to continued listing on the bourse.

A new "listing contract" is to be tabled by the end of the year, but Mr Bengt Ryden, the stock exchange chief, has "recommended" that companies adhere to the new guidelines immediately.

The reporting requirements—specifically centering on directed share issues—are the exchange's first concrete step in response to a growing debate over ethical standards and the adequacy of existing self-regulatory mechanisms.

A government investigation committee was formed last year after the so-called "Lea affair" in which several Swedish most influential businessmen were offered shares in a company at favourable rates before its introduction. This sparked urgent calls for new legal mechanisms to protect small shareholders.

The new rules would require public disclosure of the terms and motivations of such directed issues. The stock exchange board said it would issue further recommendations in the coming weeks.

Meanwhile, the stock exchange has recommended in favour of an application by Citibank Sweden, the newly formed subsidiary of the US commercial bank, for a broker-dealer licence.

Citibank is one of 13 foreign banks which were granted permission last month to establish subsidiaries in Sweden in the Bank Inspection Board for a licence to operate on the money and stock markets here, together with three other foreign institutions.

They are Christiania Bank of Norway, Credit Foncier of France, and Kansallis-Osake-Pankki of Finland.

London options were not available for this edition.

Elkem sounds out deal with Norcem

By Fay Gjerster in Oslo

ELKEM, the Norwegian metals group, and Norcem, the country's biggest building materials supplier, revealed yesterday that they have been engaged for several months in talks that could lead to co-operation or even to a merger.

Both companies stressed that the talks were still at an early stage and were more in the nature of soundings than of merger discussions. Shareholders will be kept informed if specific proposals emerge.

Elkem is involved in metals mining and manufacturing while Norcem, until some years ago mainly a producer of cement and building materials, has recently expanded into a wide range of offshore activities, including engineering, fabrication, drilling and marine services.

An Elkem-Norcem merger would create a company almost as large as the land-based activities of Norsk Hydro, with 20,000 employees, annual turnover of Nkr 15bn (\$2.1bn) and a stock market value of around Nkr 3.5bn (\$472m).

While Elkem's large output of aluminium and ferro-alloys leaves it vulnerable to world

demand cycles, Norcem has steadily expanded profits over recent years, and has apparently successfully digested its various purchases. Fields in which both are active include building materials, building technology, engineering and quarrying.

A few years ago a planned merger between Norcem and Elkem, another leading Norwegian industrial group, was thwarted by shareholder opposition. This time Norcem and Elkem appear concerned to step carefully around this hazard.

At the same time, Elkem has agreed to acquire Orkla Industries' shares in two Norwegian ferro-alloy producers, Orkla Metal and Bjelvfoss. It is buying 50 per cent of Orkla Metal from Orkla Industries and the rest from AMMC, of the US, for around Nkr 80m.

Elkem has also bought Orkla's 51 per cent stake in Bjelvfoss (for Nkr 118.76m) and has purchased shares in the open market for Nkr 2.4m, to bring its total Bjelvfoss stake to about 52 per cent. It says it has no plans at present to buy more shares.

Vitatron in talks with Medtronic

By Our Financial Staff

VITATRON of the Netherlands is in talks with Medtronic of the US, which may lead to a takeover offer for the Dutch concern.

Discussions are at an advanced stage and are expected to lead to a cash offer of £120m (\$176m) for Vitatron, which manufactures heart pacemakers and has lost money in recent years.

Two years ago Vitatron, which is listed on the London Stock Exchange, completed negotiations for a £75m cash injection from investors, later in 1984 the company sold its troubled scientific division for £1.8m.

Vitatron, which is not listed in the London market in 1979, it made profits before tax of £1.8m in that year but subsequently ran up a string of losses. Its shares were suspended in London late last month.

Medtronic is a leading manufacturer of heart pacemakers, based in Minnesota. It also makes heart valves, and a variety of neurological devices.

Kidston earns A\$50m in first 10 months

By Kenneth Marston, Mining Editor

KIDSTON GOLD MINES, Australia's biggest gold producer, has reported net profits for its first 10 months of A\$50.76m (\$35.2m or £25.1m).

The company's Queensland open-pit gold mine came on stream in April last year and has produced 206,467 oz gold and 109,516 oz silver.

A total of 3.77m tonnes of ore was milled last year while ore reserves have been recently upgraded to 39.22m tonnes. Kidston is considering raising its ore milling capacity within the next 12 to 18 months to help

maintain production levels when harder rock is processed. By the end of 1985 borrowings had been reduced to A\$78.9m from A\$123m in March of that year. This was achieved by the redemption of preferred shares and no preference shares were outstanding under the credit facility extended by Chase Manhattan.

No final dividend has been declared for 1985, but two interim dividends have been already announced, of 15 cents and 10 cents respectively.

Kidston is 70 per cent owned by Canada's Placer

Development and 15 per cent by Australia's Elders Resources, with the remainder in public hands. In order to meet Australia's foreign investment guidelines, a further offer of Kidston shares is expected to be made to Australian investors this year.

The Australian gold-producing Sons of Gwalia has formed a new public company, Gwalia Deeps, which is to enter a joint venture with Sons of Gwalia and Western Mining Corporation. This will give the newcomers the right to earn an interest

of 44 per cent in the gold mining lease which covers extensions of the Sons of Gwalia ore-body.

In the event of a gold mining operation being established on this ground the ownership of the project would be: Western Mining 51 per cent, Gwalia Deeps 44 per cent and Sons of Gwalia 5 per cent.

Meanwhile, Sons of Gwalia is to take up 25 per cent of a proposed A\$1.5m issue of Gwalia Deeps 51 per cent share at par, with the balance being taken by other parties.

not have floor trading experience, has been seen as a serious setback to traded currency options, and has forced many other applications from banks to be shelved.

The Fed said being a specialist could present a conflict of interest with a bank's activities in the underlying foreign exchange market. But to banks, the ruling has seemed anomalous because they are allowed to deal in the much larger over-the-counter currency options market, which is far less open to scrutiny than exchange-traded business.

The Philadelphia exchange still hopes to inaugurate by March or April a link with currency options traded on the London Stock Exchange. Their attempt to set up a link has been bogged down in clearing and regulatory delays.

Philadelphia to open Ecu trading

By Alexander Nicoll

THE PHILADELPHIA Stock Exchange, which on Wednesday will add the European Currency Unit to the six currencies upon which it trades options, expects early Ecu business to be intermittent.

Mr Arnold Staloff, an exchange official, said in London on Friday that use of the Ecu in debt issues and for other purposes was probably not yet liquid or continuous enough for steady business to be seen in options. But the new option is likely to attract banks active in the Ecu forward and deposit markets, as well as securities houses seeking arbitrage opportunities, he said.

The specialist book in Ecu options will be held jointly by Spear, Leeds and Kellogg Securities and Cooper, Neff and Associates. Spear, Leeds is a large specialist on the New York Stock Exchange, and owns

Group Bruxelles Lambert (GBL), Belgium's second largest holding company, is to increase its dividend for 1985. The company paid Bfr 100 net per share over 1984.

Earnings were rising as a result of the growth in recurrent revenue at both group and subsidiary level. GBL said. The results of affiliates in the financial services sector were showing strong gains, net earnings at Drexel Burnham Lambert, it's US affiliate, rose more than three-fold in 1985 and the outlook for 1986 "is bright."

In the UK, Henry Ansbacher Holdings would show a better than foreseen result for the year ending March 1985.

GBL proposes higher dividend

By Our Financial Staff

WESTLAND-UTRECHT, HYPO-THEERBANK, the Dutch mortgage bank, made a loss of about £125m (\$93.7m) for 1985 following heavy provisions and a downward revaluation of property. It made nearly £110m profit in 1984, writes Our Financial Staff.

Nationale Nederlanden, the big insurance group, which rescued the mortgage bank from collapse in 1984 will inject £127m into the bank. In addition, the Dutch central bank will provide a £125m soft loan.

The disclosure of fresh losses

Westland-Utrecht in red

By Our Financial Staff

represents a major setback for Westland-Utrecht, which had been seen to be making a steady recovery following the financial intervention by Nationale Nederlanden.

For 1984 when halving provisions for general contingencies, Westland warned that the Dutch property market remained uncertain and that provisions ought to rise for 1985.

However, the scale of the setback for last year, coupled with heavy assistance from the Dutch central bank, is far greater than had been expected.

US deal for Swan Brewery

PITTSBURGH BREWING of the US has agreed a US\$29.3m takeover by Mr Alan Goddard's Swan Brewery of Australia following a \$1 per share increase in the bid price to \$22.50. Our Financial Staff writes. The deal supplants a previously planned leveraged buy-out involving management and Donaldson Lufkin and Jenrette.

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NORTH AMERICAN QUARTERLIES

Company	1985	1984	1985	1984
COLUMBIA GAS SYSTEM Gas wholesaler	Revenue 1,230m Net profit 233m Net per share 0.53	Revenue 1,210m Net profit 211m Net per share 0.62	Revenue 1,230m Net profit 233m Net per share 0.53	Revenue 1,210m Net profit 211m Net per share 0.62
DOMTAR Pulp and paper	Revenue 549m Net profit 29.3m Net per share 0.59	Revenue 504.7m Net profit 18.5m Net per share 0.46	Revenue 549m Net profit 29.3m Net per share 0.59	Revenue 504.7m Net profit 18.5m Net per share 0.46
ENGELHARD Precious metals refiners, minerals	Revenue 676.3m Net profit 11.8m Net per share 0.41	Revenue 642.3m Net profit 17.7m Net per share 0.65	Revenue 676.3m Net profit 11.8m Net per share 0.41	Revenue 642.3m Net profit 17.7m Net per share 0.65
GENERAL PUBLIC UTILITIES Electric utility	Revenue 893.2m Net profit 14.1m Net per share 0.23	Revenue 879.4m Net profit 41.2m Net per share 0.66	Revenue 893.2m Net profit 14.1m Net per share 0.23	Revenue 879.4m Net profit 41.2m Net per share 0.66
TRANSICO ENERGY Natural gas distribution	Revenue 2,208m Net profit 42.7m Net per share 1.58	Revenue 2,510m Net profit 46.3m Net per share 1.72	Revenue 2,208m Net profit 42.7m Net per share 1.58	Revenue 2,510m Net profit 46.3m Net per share 1.72
NEW YORK TIMES Overseas media business	Revenue 369.2m Net profit 32.2m Net per share 0.75	Revenue 373.2m Net profit 27.9m Net per share 0.70	Revenue 369.2m Net profit 32.2m Net per share 0.75	Revenue 373.2m Net profit 27.9m Net per share 0.70
TEXAS EASTERN Gas producer, oil	Revenue 1,450m Net profit 11.82 Net per share 0.54	Revenue 1,450m Net profit 11.82 Net per share 0.54	Revenue 1,450m Net profit 11.82 Net per share 0.54	Revenue 1,450m Net profit 11.82 Net per share 0.54
TRANSCO ENERGY Natural gas distribution	Revenue 2,208m Net profit 42.7m Net per share 1.58	Revenue 2,510m Net profit 46.3m Net per share 1.72	Revenue 2,208m Net profit 42.7m Net per share 1.58	Revenue 2,510m Net profit 46.3m Net per share 1.72

THE CRAYFORD ARGO ALL-TERRAIN VEHICLE



Automatic transmission, and 8 wheel drive gives the ground pressure to cope with sand and water conditions simply and efficiently. Used for military, agriculture, construction, forestry and shooting. Price £1195 plus VAT @ 8% inc 10% transport, service.

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Over-the-Counter Market

High	Low	Company	Price	Change	Gross Yield	P/E	Fully
146	118	Ass. Bnt Ind. Ord.	122	-	7.3	6.0	75
151	121	Ass. Bnt. Ind. CULS.	127	-	10.0	7.9	-
75	43	Alpsgrupp Group	70	-	6.4	9.1	11.7
45	33	Armstrong and Rheda...	30	-	4.3	12.3	4.3
168	108	Bardon Hill	168	+1	4.0	2.4	21.2
64	42	Bray Technologies	62	-	3.8	7.0	4.8
201	136	CCL Ordinary	127	-	12.0	8.8	3.3
152	97	CCL 11pc Conv Pl.	98	-	15.7	16.0	-
134	80	Carborundum Ord.	134	-	4.9	3.7	6.8
94	83	Carborundum 7.5pc Pl.	82	+1	10.1	12.3	11.8
65	46	Osborn Services	65	-	7.0	12.3	6.3
22	20	Frederick Parker Group	21	-	-	-	-
92	50	George Blair	92	-	3.0	4.4	3.8
55	35	Ind. Precision	35	-	17.1	14.3	-
218	163	Ins. Group	163	-1	15.0	9.2	12.5
122	101	Jackman Group	119	-	5.5	4.6	8.0
318	228	James Burrough	318	-	15.0	4.7	10.0
95	85	James Burrough	95	-	12.8	12.2	11.8
64	54	John Howard and Co.	64	-1	5.0	7.8	5.1
895	670	Minihouse Holding NV	885	-	9.3	0.8	38.6
82	72	Robert Jenkins	82	-	8.7	19.1	-
34	28	Scottish "A"	27	-	-	-	7.1
87	68	Todday and Celliote	67	+1	5.8	7.5	1.4
370	320	Trelian Holdings	320	-	2.1	5.3	10.9
42	35	Uniteck Holdings	40	-	8.6	8.5	7.5
132	93	Walter Alexander	132	-	8.6	8.5	7.5
226	196	W. S. Yeates	200	-	17.4	8.7	5.7

The Fleming Claverhouse Investment Trust plc

A company investing exclusively in United Kingdom companies offering growth in both capital and income.

Results for the year to 31st December	1985	1984	% change
Total Assets	£37.4m	£31.9m	+17.3
Net Asset Value per Ordinary Share	374.4p	319.3p	+17.3
Dividend per Ordinary Share	10.15p	8.70p	+16.7
Ordinary Share Price	300p	235p	+27.7

If you would like a copy of the Annual Report and details of our recently announced dividend reinvestment and savings scheme please send the coupon below to the Secretary, Robert Fleming Services Limited, P&O Building, 2nd Floor, 122 Leadenhall Street, London EC3V 4QR.


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FLEMINGS

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repays the debt we owe



The Royal Air Force reached a peak strength of 1,200,000 in 1944 and more than 1 1/2 million men and women served during the war years.

Thousands did not come back. Many lie in the forgotten corners of earth and sea. Many thousands more were left disabled—mentally and physically.

Each year demands on the Fund are increasing as the survivors of World War II and their dependants grow older and increasingly vulnerable to infirmity and economic hardship. To carry on its work, the Royal Air Force Benevolent Fund must raise over £5,000,000 annually.

We need your help. Every donation we receive means we have more to give. Please remember the Fund in your Will and advise on legacies, bequests and covenants as gladly given. If you know of anyone who might qualify for help from the Fund please let us know.

Royal Air Force Benevolent Fund
67 Portland Place, London W1N 4AR Telephone: 01-580 8343
Registered under the War Charities Act 1940 and the Charities Act 1960 Registration No. 207327

All change at Charing X

Today's hospitals are about symptoms and illness. We want to change all that. Charing X Medical Research Centre is about causes and health.

Because the best of cures is many times worse than not being ill in the first place. Agreed? Then please support us!

A hundred pounds to make patients more comfortable is soon completely used up. The same hundred pounds directed at rooting out a disease may never be used up. If research to that end is successful then the suffering it prevents is limitless. Incalculable numbers of people will benefit for generations to come.

We need gifts from companies, charitable trusts, societies, schools and not least from individuals if our appeal is to succeed. So please act now.

CHARING CROSS MEDICAL RESEARCH CENTRE APPEAL

Please send your donation, as soon as possible, to: The Honorary Treasurer, Charing Cross Medical Research Centre Appeal, 100 Wood Street, London EC2 2AL.

Name _____

Address _____

Amount Enclosed: _____

Tick for Acknowledgement

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FOR THOSE WHO WISH TO DIG DEEPER INTO HANSON TRUST, HERE IS A SHOVEL.



It may appear to be just a common or garden American shovel.

But it is the ideal tool to demonstrate the business methods we employ at Hanson Trust.

Because that shovel is made by Ames, a company formed in Massachusetts by one Captain John Ames in 1774.

For a couple of centuries or so it prospered in a reasonable, if unspectacular, manner.

Then, in 1981, it was acquired by Hanson Industries, the American arm of Hanson Trust.

The first thing we did was take a long, hard look at the company.

The management. The manufacturing facilities. The products. The marketing. The lot.

As we hoped and suspected, Ames could indeed work well within our well-tried philosophy of decentralised management.

Their top people had the experience, enthusiasm and ideas, to be masters of their own destiny.

And so they set to with gusto.

That was 5 years ago.

What, then, of the Ames Co now, in 1986?

Well, all their senior management are still in place.

Over 80 new products have been introduced.

And pre-tax profit has more than doubled to over \$14,000,000.

Proof indeed that, when our companies are given the tools, they do a splendid job for Hanson Trust shareholders.



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CONTINUING GROWTH FROM BASIC BUSINESSES.

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IS EXCHANGE

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owe

WORLD STOCK MARKETS

CANADA

Table of Canadian stock prices including AGC Computers, AMCO, AMCORP, and various other companies.

USA

Table of US stock prices including Amgen, Amgen, Amgen, and various other companies.

UK

Table of UK stock prices including Anglo-Continental, Anglo-Continental, Anglo-Continental, and various other companies.

FRANCE

Table of French stock prices including Air France, Air France, Air France, and various other companies.

GERMANY

Table of German stock prices including Allianz, Allianz, Allianz, and various other companies.

NETHERLANDS

Table of Dutch stock prices including ABN-AMRO, ABN-AMRO, ABN-AMRO, and various other companies.

SWITZERLAND

Table of Swiss stock prices including Swissair, Swissair, Swissair, and various other companies.

SPAIN

Table of Spanish stock prices including Banco de España, Banco de España, Banco de España, and various other companies.

ITALY

Table of Italian stock prices including Banca d'Italia, Banca d'Italia, Banca d'Italia, and various other companies.

AUSTRIA

Table of Austrian stock prices including Bank Austria, Bank Austria, Bank Austria, and various other companies.

NETHERLANDS

Table of Dutch stock prices including ABN-AMRO, ABN-AMRO, ABN-AMRO, and various other companies.

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Table of Dutch stock prices including ABN-AMRO, ABN-AMRO, ABN-AMRO, and various other companies.

Dow dips 8 on Federal Court ruling

LOWER LEVELS developed in fairly active trading on Wall Street yesterday, with some investors selling after a Federal Court ruling the Gramm-Rudman-Deficit Reduction Law unconstitutional.

STII, while Amerasia Hess improved \$1.93

STII, while Amerasia Hess improved \$1.93, Dresser Industries rose \$1 to \$17 on favourable comment.

Traders said the higher price were a result of some overseas demand for Australian industrial shares

Traders said the higher price were a result of some overseas demand for Australian industrial shares, Gold and Base Metals benefited from gains in international bullion prices.

Share prices closed up again for the seventh session in a row and set another record high

Share prices closed up again for the seventh session in a row and set another record high. The Nikkei Dow index gained 25.52 to a fresh peak of 13,213.13.

Electricity prices moved up on the same report, which said that utilities are expected to spend about \$1 billion year on improving plant and equipment

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Higher across a broad front in active trading. Observers said investors had been encouraged by the recent sharp gains on Wall Street

Higher across a broad front in active trading. Observers said investors had been encouraged by the recent sharp gains on Wall Street.

Closing prices for North America were not available for this edition.

Large table of international stock prices for various countries including Canada, USA, UK, France, Germany, Netherlands, Switzerland, Spain, Italy, Austria, Belgium/Luxembourg, Denmark, and Japan.

Table of New York Active Stocks, including various company names and their stock prices.

Table of Toronto Active Stocks, including various company names and their stock prices.

Handwritten notes and signatures at the bottom of the page.

CURRENCIES and MONEY

FOREIGN EXCHANGES

Dollar and pound improve

The dollar improved to currency markets yesterday helped by a fall in US unemployment. The market interpreted the figures as an indication that US economic growth was proceeding satisfactorily and that the need for a cut in the US discount rate had diminished.

The immediate implications for the dollar could be a move to a balanced budget proposal would require further significant raising, so putting upward pressure on interest rates. However, the longer-term implications were cause for concern and, although firmer on the day, the dollar finished below its best level. Trading volume was a little below average ahead of

IN NEW YORK

Table with columns: Date, Spot, 1 month, 3 months, 6 months, 12 months, Forward premium and discounts apply to the U.S. dollar.

The dollar touched a best level of DM 2.4135 against the DM mark before finishing at DM 2.3815. It was up from DM 2.3815 on Thursday. It was also firmer against the yen at DM 190.85 compared with DM 190.45. Elsewhere it rose to SFR 2.0285 from SFR 2.0240 and FF 7.36 compared with FF 7.3250. On Bank of England figures, the dollar's exchange rate index rose from 122.7 to 123.3.

STERLING INDEX

Table with columns: Date, 3.20 am, 9.00 am, 11.00 am, Noon, 2.00 pm, 3.00 pm, 4.00 pm. Values range from 73.5 to 73.7.

POUND SPOT—FORWARD AGAINST POUND

Table with columns: Date, Day's spread, Close, One month, % Three months, % Six months. Includes data for UK, Canada, Belgium, Denmark, Ireland, Italy, Portugal, Spain, Switzerland, West Germany, France, Sweden, Norway, Austria, and Switzerland.

DOLLAR SPOT—FORWARD AGAINST DOLLAR

Table with columns: Date, Day's spread, Close, One month, % Three months, % Six months. Includes data for UK, Ireland, Canada, Belgium, Denmark, Ireland, Italy, Portugal, Spain, Switzerland, West Germany, France, Sweden, Norway, Austria, and Switzerland.

CURRENCY RATES

Table with columns: Bank, Special Drawing Rights, Currency Unit. Lists rates for Sterling, Canadian, Australian, Swiss, French, Dutch, Italian, Japanese, West German, and Greek.

CURRENCY MOVEMENTS

Table with columns: Date, Bank of England, Morgan Guaranty, % Change. Lists movements for Sterling, US dollar, Canadian dollar, French franc, West German mark, Italian lira, Japanese yen, and Swiss franc.

OTHER CURRENCIES

Table with columns: Date, Bank of England, Morgan Guaranty, % Change. Lists movements for Argentine, Brazilian, Finnish, French, Hong Kong, Indian, Italian, Japanese, Korean, Luxembourg, Malaysian, New Zealand, Saudi, Singapore, South African, Swiss, and US dollar.

MONEY MARKETS

UK rates show little change

Interest rates showed little change in London yesterday. Sterling's firmer trend helped to reduce any residual tension following the recent fall in oil prices, although the market appeared to lack any clear direction. Three-month interbank money was unchanged at 12 1/2 per cent while three-month eligible bank bills were bid at 12 1/4 per cent compared with 12 1/2 per cent. Weekend interbank money was cheaper but only towards the end of the day as funds only appeared late on despite the Bank of England's generous assistance. Weekend money touched 12 1/4 per cent before finishing at 8 per cent.

EURO-CURRENCY INTEREST RATES

Table with columns: Date, Term, Rate. Lists interest rates for various currencies and terms.

EXCHANGE CROSS RATES

Table with columns: Date, Currency, Rate. Lists cross rates for various currencies.

FT LONDON INTERBANK FIXING

Table with columns: Term, Rate. Lists interbank fixing rates for various currencies.

MONEY RATES

Table with columns: Date, Term, Rate. Lists money rates for various currencies.

LONDON MONEY RATES

Table with columns: Date, Term, Rate. Lists London money rates for various currencies.

COMMODITIES AND AGRICULTURE

Bulls return to the coffee market

THOSE LONDON traders who remained determinedly bullish about the medium term prospects for coffee prices throughout the recent heavy fall will have been relieved to see the market bounce off the bottom this week.

The decline continued early on, taking the May position down to £2,175 a tonne on Tuesday, fully £1,000 below the peak to which it was driven a month ago by deepening concern about the effects of last year's four-month Brazilian drought on the country's 1986-87 crop potential. But within two days the price had rallied by £370 a tonne, before it was trimmed back by nervous profit-taking on Thursday afternoon.

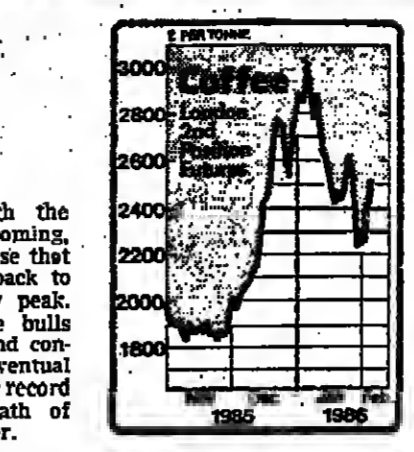
This week's rally has been seen generally as the long-forgotten reaction against the preceding fall. But it was also influenced by a report from a Brazilian broker following a tour of the country's drought-hit coffee belt. He forecast the 1986-87 crop at 13.15m bags (60 kilos each) below recent trade estimates and well down from the 16.7m bags predicted in the last official assessment from the Brazilian Coffee Institute. Brazil's 1985-86 crop is put at 32.6m bags.

Traders are currently cautious about the prospects for a sustained rally in coffee prices. A period of consolidation is likely, most agree. But, with the Brazilian frost season looming, nobody is ruling out a rise that could take the market back to and beyond its January peak. The boldest among the bulls see this as an inevitable and confidently predict the eventual breaching of the £4,200 record reached in the aftermath of Brazil's 1975 frost disaster.

On the cocoa futures market meanwhile, uneasiness about next week's International Cocoa Agreement (ICA) talks kept the recent price slide going and the May position ended 56c down at £1,874.50 a tonne—the lowest level since early December.

The tin crisis has done little to encourage hopes that ICA members can succeed in negotiating an effective price support agreement and there seems a real possibility that the pact's 100,000 tonnes buffer stock may have to be liquidated. It is this possibility that has been weighing heavily on the cocoa market.

Given the recent state of the London soft commodity scene (coffee excepted of course) the launching of a new contract might be seen as a triumph of optimism over experience. But it has not dented the London Meat Futures Exchange, which yesterday began trading London's first beef futures contract alongside its existing pig and live pigs contracts—neither of which has exactly set the world alight. But the new contract defied the Jonahs and got off to an encouragingly



1985 1986

US MARKETS

PRECIOUS METALS

PRECIOUS METALS traded steady to firm on indications that the US economy is showing renewed strength, reports Helmut Commodities. Copper remained steady as traders await ERM stock figures. Aluminium firmed on buying linked to deteriorating stock levels. Sugar remained steady on light buying linked to constructive fundamentals. Cocoa weakened on selling by producers. The high Brazilian minimum export price helped rally coffee prices sharply.

NEW YORK

Table with columns: Date, Close, High, Low, Prev. Lists prices for Aluminium, Copper, Gold, Silver, and Wheat.

LIVE CATTLE

Table with columns: Date, Close, High, Low, Prev. Lists prices for live cattle.

LIVE HOGS

Table with columns: Date, Close, High, Low, Prev. Lists prices for live hogs.

MAIZE

Table with columns: Date, Close, High, Low, Prev. Lists prices for maize.

SOYABEAN MEAL

Table with columns: Date, Close, High, Low, Prev. Lists prices for soyabean meal.

SOYABEAN OIL

Table with columns: Date, Close, High, Low, Prev. Lists prices for soyabean oil.

WHEAT

Table with columns: Date, Close, High, Low, Prev. Lists prices for wheat.

POTATOES

Table with columns: Date, Close, High, Low, Prev. Lists prices for potatoes.

RUBBER

Table with columns: Date, Close, High, Low, Prev. Lists prices for rubber.

GRAINS

Table with columns: Date, Close, High, Low, Prev. Lists prices for grains.

COCOA

Table with columns: Date, Close, High, Low, Prev. Lists prices for cocoa.

COFFEE

Table with columns: Date, Close, High, Low, Prev. Lists prices for coffee.

GAS OIL FUTURES

Table with columns: Date, Close, High, Low, Prev. Lists prices for gas oil futures.

WEEKLY PRICE CHANGES

Table with columns: Commodity, Latest price, % change, Year ago, High, Low. Lists price changes for various commodities.

INDICES

Table with columns: Index Name, Value. Lists various financial indices.

REUTERS

Table with columns: Index Name, Value. Lists Reuters financial indices.

DOW JONES

Table with columns: Index Name, Value. Lists Dow Jones financial indices.

SOYABEAN MEAL

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SUGAR

Table with columns: Date, Close, High, Low, Prev. Lists prices for sugar.

ALUMINIUM

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GOLD

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COPPER

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CATHODES

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NICKEL

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MEAT

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ZINC

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ORANGE JUICE

Table with columns: Date, Close, High, Low, Prev. Lists prices for orange juice.

PLATINUM

Table with columns: Date, Close, High, Low, Prev. Lists prices for platinum.

SILVER

Table with columns: Date, Close, High, Low, Prev. Lists prices for silver.

SUGAR WORLD

Table with columns: Date, Close, High, Low, Prev. Lists prices for sugar world.

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GAS OIL FUTURES

Table with columns: Date, Close, High, Low, Prev. Lists prices for gas oil futures.

FREIGHT FUTURES

Table with columns: Date, Close, High, Low, Prev. Lists prices for freight futures.

CRUDE OIL FUTURES

Table with columns: Date, Close, High, Low, Prev. Lists prices for crude oil futures.

LONDON STOCK EXCHANGE

Strong equity tone continues throughout busy session FT index rises 16 to record 1187.7

Account Dealing Dates
*First Declara- Last
Dealings ions Day
Jan 27 Feb 7 Feb 17

The advance to record levels gathered momentum in London sharemarkets yesterday. The FT Ordinary share index rose 16.0 more to a best-ever 1187.7 during an unusually active final session to a trading Account.

There appeared to be no shortage of funds despite the large sums of cash tied up in the Wellcome issue; early estimates of the total involved ranged from £2.5bn to £3bn.

Investors were encouraged by reports of the Chancellor still aiming for Budget tax cuts of £1.7bn and of a marked recovery in spot oil prices.

Wall Street's strong tone overnight—the Dow Jones index closed above 1300 for the first time—and another impressive performance by sterling against the D-mark and the dollar were other stimulants.

Speculative activity continued to broaden with Distillers trading heavily on talk that Guinness was seeking underwriting for a bid which would counter the latest Argyll offer, made on Thursday.

Government securities lost ground after their three-day advance. Business was inhibited by thoughts of new official funding and shortly after the 3.30 pm close the authorities announced the £1.7bn issue of Treasury bills at 10.5 per cent 1983, payable £20 on application at a minimum tender price of 84. Late sentiment was little affected and the market was more concerned about Monday.

Chartered found support at 440p, up 20. Discount Houses were featured by a late improvement of 3 to 37p to Smith St Anbys following news of the favourable commercial Union International Financing Corporation. Cater Allen firmed 10 to 445p as did Union to 640p.

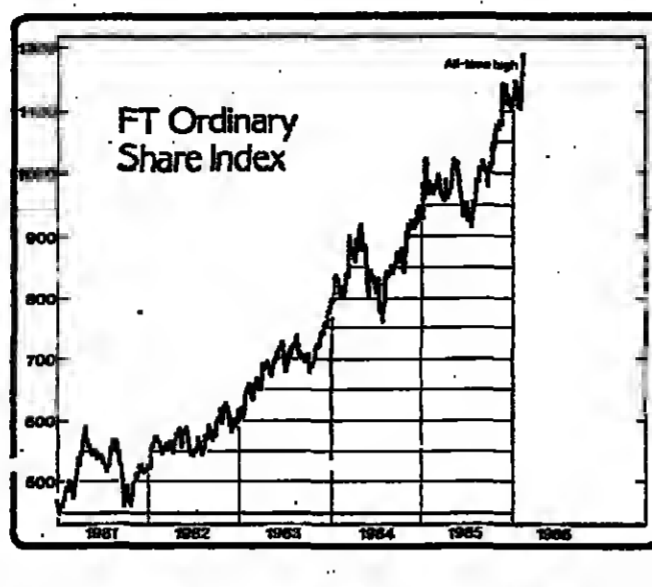
Composites sprang to life among Insurances as takeover speculation revived. Penetration bid favouring Commercial Union attracted a good demand and closed 13 higher at 280p, while Royals, also the subject of a broker's recommendation, added 18 to 80p and General Accident put on 18 at 745p. Sun Alliance put on 13 at a new peak of 800p and GRE rose 10 to 775p. Life issues were inclined harder.

Guinness is already preparing an increased bid for Distillers to counter the revised offer from Argyll stimulated another active business in the spirits group which touched 625p before settling 10 dearer on balance at 620p—a rise of 55 on the week. Argyll were unchanged at 335p as Samuel Montagu, acting in concert with Argyll, purchased another 2m Distillers shares at 600p apiece lifting its holding to 3.76 per cent. Guinness closed cheaper at 475p. Apart from Allied-Lyons, 7 up at 280p, after 283p, leading Breweries tended to mark time. Regionals, however, closed with modest gains across the board. Belhaven hardened a couple of pence to 45p following a brokers lunch. Dealers stopped making an offer in Devenport, last quoted at 385p, following the ambiguous statement regarding the offer from Wolverhampton and Dudley.

Leading Buildings attracted steady support to close on a firm note. Demand in a market non-to-well supported with stock lifted. Taylor Woodrow 15 to 515p among Contracting and Construction issues. Barratt Developments revived with a gain of 4 at 122p, while George Wimpey firmed 3 to 147p, after 145p, in belated response to Press comment. Pine Circle, a submarket of late, picked up 7 to 540p, while RMC rose 6 to 496p and Tarmac hardened 4 to 800p. RPS Industries moved up 8 to 365p. Elsewhere, Ward Holdings gained 6 to 270p ahead of the annual results due on February 20. Alfred McAlpine improved the same amount to 322p, as did John Mowlem, to 340p. Among Timbers, Phoenix firmed 4 to 100p on takeover rumours.

ICI fluctuated narrowly and closed unchanged at 819p. Among other Chemicals, Anchor found support at 195p, up 5, while Rentokil added 2 more to 170p following Press comment highlighting takeover possibilities. Hickson International continued to trade firmly and edged up 2 to 400p, while William Ramsay, still reflecting the interim results, firmed 5 afresh to 295p.

Stores buoyant
Leading Stores were buoyed by revived hopes of a reduction in personal taxation and consequently displayed a number of



double-figure gains. GUS A advanced 17 to 799p, while Woolworth put on 11 to 465p. Marks and Spencer added 3 more to 175p, while Dixons hardened a half-point to 210. Stonehouse touched 312p before settling 10 up on balance at 313p following an upward revision of profits by several brokers. Secondary issues also provided some noteworthy gains. Next responded to US interest and advanced 17 more to 243p, while revived takeover speculation lifted Executive Clothes 24 to 80p. NSS Network, still excited by the stake taken recently by D. C. Thompson, put on 10 to 148p, while Our Price annual results due next Tuesday, improved 15 to 540p. Sumrie Clothes rallied 6 to 42p following the appointment of investigative inspectors from the DTI coupled with the chairman's confident statement on current trading. Rowland Gann rose 9 to 80p on the disclosure that merger talks are in progress with Spang, finally a fraction cheaper at 181p, after 22p.

Thorn EMI, 15 better at 404p, led the Electrical majors higher. Cable and Wireless revived with a rise of 23 at 610p, hill GEC Press comment. Pine Circle, a submarket of late, picked up 7 to 540p, while RMC rose 6 to 496p and Tarmac hardened 4 to 800p. RPS Industries moved up 8 to 365p. Elsewhere, Ward Holdings gained 6 to 270p ahead of the annual results due on February 20. Alfred McAlpine improved the same amount to 322p, as did John Mowlem, to 340p. Among Timbers, Phoenix firmed 4 to 100p on takeover rumours.

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Stores buoyant
Leading Stores were buoyed by revived hopes of a reduction in personal taxation and consequently displayed a number of

still reflecting acquisition news, advanced 25 further to 270p. Speculative activity left W Williams 4 to the good at 34p and Dweek Group 5 dearer at 40p. Plastic Constructors responded afresh to the preliminary figures with a further gain of 4 at 69p, while comment on the annual results left Harrison 5 firmer at 55p. Other noteworthy moves included William Baird, 23 up at 488p, Davies and Newman, 10 higher at 307p, and Smith and Nephew, 7 better at 213p.

Casino group Aspinall Holdings, a recent takeover favourite, encountered end-Account offerings and dipped 6 to 164p. Elsewhere in the Leisure sector, Zetters made fresh progress to close 1 dearer at 180p, while volatile week for BL finished on a dull note. Termination of the talks with Ford of Europe regarding the possible sale of its commercial vehicle and Austin-Rover operations, brought the shares back further, though for a net loss of 11 on the session; earlier in the week the price had risen to 71p.

Jaguar, the subject of considerable US support and traded option business throughout the week, touched a new peak of 438p before settling 5 up on balance at 436p. BBA touched 214p but later reacted to 204p—a gain of only 2 on the day, while proposed merger partners Automotive Products added 4 at 201p, after 205p.

Leading Properties revived strongly. M&P was a particularly good market on asset value considerations and rose 10 to 288p, while Land Securities firmed 5 to 290p. British Land was 3 dearer at 158p and Slough Estates a couple of pence better at 149p. Stockley came in for strong speculative buying in takeover hopes and gained 4 to 75p. Stock Conversion, in which Stockley has a sizeable interest, was unchanged at 520p.

P. and O. Deferred were outstanding in Shippings with a rise of 15 at 468p. Ocean Transport improved a few pence to 189p, while speculative buying lifted Mermaid Docks 6 to 70p. Textiles finished an extremely lively week on a firm note. Activity again centred on Coats Patons which touched 239p before settling 9 dearer on balance at 238p as hopes persisted of a counter-bid to the proposed merger with Davy International. Total responded to fresh speculative demand and closed 3 to the good at 87p with Vantona Vlyella mentioned as a possible suitor; the latter, scheduled to receive preliminary results next Friday, edged a few pence to 450p. Buyers also returned for J. Crowther, finally 5 up at 99p, and Tomkinson, 15 higher at 235p.

Tobacco again featured Imps which advanced 14 to 209p in active trading as investors continued to take the view that Hanson Trust's offer would escape a reference to the Monopolies Commission and could well be increased in the near future.

Oil rally
Another rally by North Sea oil prices, reflecting rumours of

possible production cuts by Saudi Arabia and the Soviet Union as well as the spill of bad weather in Europe and the US, sparked a modest upturn in leading oil, after four days of falling share prices. BP and Shell moved ahead in tandem with the latter finally 10 better at 670p and the former 8 higher at 693p. British Oil, which dipped to a 1985-86 low of around 180p on Thursday, closed 5 firmer at 190p and LASMO hardened a few pence to 189p.

Polly Peck continued to trade in an erratic manner among Overseas Traders; gold down to 330.65 an ounce leaving the shares dropped to 125p yesterday before rallying sharply afterwards amid sizeable call option activity and the day's net 3 gain on balance at 148p. Bid hopes revived in Inchcape which closed a further 20 dearer for a rise of 45 on the week at 383p. Speculative demand lifted Tozer Kemsley Millbourn 4 to 50p.

Renewed strength in the Financial Rand and a marginal decline in the bullion price secured another dull day in South African mines. General lack of interest from either London or the Continent coupled with a marked reluctance by Johannesburg traders to chase stocks in the face of a strong South African currency prompted a gradual decline in golds and financials which retreated for the fourth successive session.

Bullion traded around the \$337 level for much of the day prior to closing a net \$1.75 down at \$335.85 an ounce leaving the metal \$13.125 lower over the week.

Heavyweight Golds were left with falls of up to £1, as in Randfontein, 568p, while Buffels dipped 2 to £171. Free State Gold and Winkellbaak to £191. The cheaper priced issues Elandsrand remained a depressed market and closed 31 lower at 500p and Shimmer and Jack gave up 22 to 160p.

The Gold Mines index lost 5.8 more to 322.0 extending the fall on the week to one of 19.3.

Financials tended to give ground where changed in extremely thin trading. Gold Fields of South Africa slipped 19 to 597p despite the sharply improved interim profits and dividend announced earlier in the week, while Genbel fell 40 to 70p. "Almgold" £1 to £51 and Anglo American Corporation 10 to 960p.

Good gains in UK equities helped London-registered Financials make modest progress. Rio Tinto-Zinc edged up 5 to 555p and Consolidated Gold Fields hardened a couple of pence to 472p, leaving the latter around 20 off the week.

Another modest rally by overnight Sydney and Melbourne markets helped Australian mines edge higher during early trading. However, sterling's rise against the Australian currency saw most issues slip back to close little changed on balance. In the golds Southern Resources attracted good support and settled 4 up at 74p but coal producer Oakbridge came under pressure and dropped 6 to 50p.

STERLING ISSUES BY FOREIGN GOVERNMENTS AND INTERNATIONAL INSTITUTIONS

Table listing various international issues with columns for Issue, Amount, and Price.

Table titled 'CORPORATION & COUNTY' listing various corporate and county issues.

Table titled 'UK PUBLIC BONDS' listing various UK public bonds.

Table titled 'COMMONWEALTH GOVT' listing various Commonwealth government issues.

Table titled 'FOREIGN STOCKS' listing various foreign stocks.

Table titled 'STERLING ISSUES BY OVERSEAS BORROWERS' listing various sterling issues by overseas borrowers.

Table titled 'BANKS, DISCOUNT' listing various bank and discount issues.

Table titled 'BREWERIES' listing various brewery issues.

Table titled 'FINANCIAL TIMES STOCK INDICES' showing various stock indices and their values.

Table titled 'HIGHS AND LOWS' and 'S.E. ACTIVITIES' showing high and low prices and activities.

Table titled 'OPTIONS' showing various option contracts and their prices.

Table titled 'LEADERS AND LAGGARDS' showing leading and lagging stocks in various sectors.

Table titled 'RECENT ISSUES EQUITIES' showing recent equity issues.

Table titled 'FIXED INTEREST STOCKS' showing fixed interest stocks.

Table titled 'RIGHTS OFFERS' showing rights offers.

Table titled 'NEW HIGHS AND LOWS FOR 1985/86' showing new highs and lows for the period.

Table titled 'RISES AND FALLS YESTERDAY' showing daily price changes.

Table titled 'YESTERDAY'S ACTIVE STOCKS' showing active stocks from the previous day.

Table titled 'THURSDAY'S ACTIVE STOCKS' showing active stocks from Thursday.

Table titled '5-DAY ACTIVE STOCKS' showing active stocks over a 5-day period.

Table titled 'COMMERCIAL INDUSTRIAL' showing commercial and industrial issues.

Table titled 'A-B' showing various issues categorized as A or B.

Table titled 'C-H' showing various issues categorized as C through H.

Table titled 'I-M' showing various issues categorized as I through M.

Table titled 'N-Z' showing various issues categorized as N through Z.

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AUTHORISED UNIT TRUSTS & INSURANCES

Main table listing various financial products, companies, and their details. Includes columns for company names, addresses, and financial data.

Handwritten note: 'Not a unit trust'

INSURANCE, OVERSEAS & MONEY FUNDS

Main table listing various insurance, overseas, and money funds with columns for fund names, codes, and values.

OFFSHORE AND OVERSEAS

Table listing offshore and overseas funds with columns for fund names, codes, and values.

Money Market Trust Funds

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Money Market Bank Accounts

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BRITISH FUNDS

Table of British Funds with columns for Name, Stock, Price, and % Chg. Includes sections for 'Shorts' (Lives up to Five Years), 'Five to Fifteen Years', and 'Over Fifteen Years'.

INT. BANK AND O'SEAS GOVT. STERLING ISSUES

Table of International Bank and Overseas Government Sterling Issues with columns for Name, Stock, Price, and % Chg.

CORPORATION LOANS

Table of Corporation Loans with columns for Name, Stock, Price, and % Chg.

COMMONWEALTH & AFRICAN LOANS

Table of Commonwealth and African Loans with columns for Name, Stock, Price, and % Chg.

LOANS

Table of Loans with columns for Name, Stock, Price, and % Chg.

Public Board and Trust

Table of Public Board and Trust with columns for Name, Stock, Price, and % Chg.

FOREIGN BONDS & RAILS

Table of Foreign Bonds and Rails with columns for Name, Stock, Price, and % Chg.

AMERICANS

Table of American Stocks with columns for Name, Stock, Price, and % Chg.

AMERICANS - Cont.

Continuation of American Stocks table with columns for Name, Stock, Price, and % Chg.

CANADIANS

Table of Canadian Stocks with columns for Name, Stock, Price, and % Chg.

BANKS, HP & LEASING

Table of Banks, Hire Purchase, and Leasing with columns for Name, Stock, Price, and % Chg.

BEERS, WINES & SPIRITS

Table of Beers, Wines, and Spirits with columns for Name, Stock, Price, and % Chg.

BUILDING, TIMBER, ROADS - Cont.

Continuation of Building, Timber, and Roads table with columns for Name, Stock, Price, and % Chg.

AMERICANS

Table of American Stocks with columns for Name, Stock, Price, and % Chg.

LONDON SHARE SERVICE

Main London Share Service table with columns for Name, Stock, Price, and % Chg. Includes sections for BUILDING, TIMBER, ROADS - Cont., DRAPERY & STORES - Cont., ELECTRICALS, CHEMICALS, PLASTICS, DRAPERY AND STORES, and ENGINEERING.

ENGINEERING - Continued

Continuation of Engineering table with columns for Name, Stock, Price, and % Chg.

FOOD, GROCERIES ETC

Table of Food, Groceries, etc. with columns for Name, Stock, Price, and % Chg.

HOTELS AND CATERERS

Table of Hotels and Caterers with columns for Name, Stock, Price, and % Chg.

INDUSTRIALS (Miscel.)

Table of Industrial (Miscellaneous) with columns for Name, Stock, Price, and % Chg.

INDUSTRIALS - Continued

Continuation of Industrial table with columns for Name, Stock, Price, and % Chg.

Well noted

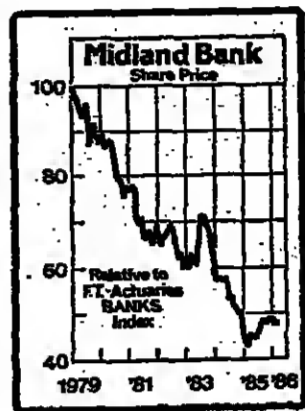
FIDELITY NUMBER ONE FOR UK INVESTMENTS

Antrak Group Shipping & Export Services

THE LEX COLUMN

Pony Express gets through

Index rose 16.0 to 1187.7



The Dawson bid for Coats may simply have exposed the fundamental value to be had in these basic industries...

Printers lift blacking of Times supplements

BY JOHN LLOYD AND DAVID BRINDLE

THE PRINT unions' campaign to put pressure on News International's printing plant at Wapping, east London...

of one of the education supplements earlier this week. A subsequent vote by the NGA chapel (office branch) confirmed that all three supplements would be printed by the company from next week...

said printing was completed at 3 am—a record at Wapping. The first journalist of the Times to be sacked since transfer to Wapping is Mr Martin Huckerby...

Duvalier flies to exile in France

By Conroy James in Kingston and David Marsh in Paris

NEARLY three decades of despotic rule in Haiti ended yesterday when Mr Jean-Claude Duvalier, so-called president for life, fled to exile aboard a U.S. military aircraft.

His destination was Grenoble, France, where he has been granted temporary refuge until another country can be found to accept him.

In a message broadcast early yesterday in Port-au-Prince, the capital, Mr Duvalier said: "I have decided to pass the destiny of the nation into the hands of the military... so that a bloodbath could be avoided for my people."

Haiti had been beset with anti-government activities for months. These peaked with widespread disturbances in recent weeks.

On the President's departure and that of some 20 family members and aides, Haitians were told that a six-member, military-civilian council had taken charge. The council is headed by General Henri Namphy, the army chief of staff.

Thousands of Haitians poured into the streets in the capital and other towns to celebrate the end of a dictatorship that began in the 1950s with Mr Duvalier's father, Francois "Papa Doc" Duvalier, and continued with Jean Claude's succession on his father's death in 1971.

The new government was reported to have declared a curfew from 2 pm to 6 am as violence swept the country of 6m people. Demonstrations also took place in US cities with large Haitian communities.

President Ronald Reagan said the US would do all it could to help restore order and democracy in the Caribbean nation, which shares the island of Hispaniola with the Dominican Republic, a US ally.

It was not clear just where Mr Duvalier and his family would be allowed to settle. Statements issued in Gabon and Morocco said he would be denied asylum in those countries.

Foreign ministry officials in Paris made it clear that his stay in France would be temporary. Background, Page 3

US indicators point to growth

BY STEWART FLEMING IN WASHINGTON

EXPECTATIONS THAT US economic growth is accelerating significantly in the quarter were confirmed yesterday. The Labor Department reported a surprise drop in unemployment and one of the sharpest gains for more than a year in the number of Americans in jobs.

Much more significant as an indicator of the underlying forward momentum in the economy, however, was the report that non-agricultural wage and salary jobs surged by 565,000, after rising by 320,000 in December and increasing steadily from the middle of last year.

The employment figures will tend to dampen the few remaining expectations that the Federal Reserve Board could decide to ease its monetary policy or cut the discount rate at next week's key meeting of its policy-making Open Market Committee.

The report is an encouragement for the Reagan Administration which this week has been vigorously defending its optimistic projection of 4 per cent real growth for 1986. The Administration had said that it, too, detected signs that growth was accelerating, from the real annual rate of 2.4 per cent last year and the 2.3 per cent reported in the fourth quarter.

The figures will appeal politically to the White House as well. Unemployment fell to 7.5m, the first time it has been under 8m since Mr Reagan took office. Over the past year total employment has risen by 3.1m, according to Labor Department estimates. Employment in the services sector has risen by 1.1m.

Yesterday the underlying, strong upward trend in employment was not questioned. Some doubts, however, were voiced about whether statistical procedures, particularly the seasonal adjustment in the retail stores employment data, may have contributed to the exceptionally strong gain of 265,000 in this sector.

US response to Gorbachev, Page 2. Editorial comment, Page 6

Kleinwort in Italian joint venture

By James Buxton in Rome

KLEINWORT BENSON, the British merchant bank, is forming a joint venture in corporate financial services with a consortium of 12 provincial banks in northern Italy.

The venture to be called ABK will provide inter-mediation services, organising loan syndicates, Euromarket operations and mergers and acquisitions. It will also operate on behalf of clients in the capital and money markets to meet a growing need of Italian industry for sophisticated financial services.

Kleinwort's principal partner is a consortium of 12 popular banks based in northern Italian cities including Verona, Mantua and Cremona. Popular banks are private sector concerns owned by cooperatives of shareholders. They are known for their close links with local industry and, by Italian standards, for a relatively high degree of innovation.

Area was originally formed to manage one of Italy's new unit trusts which operates on the Milan stock exchange. ABK, the exact shareholding structure or capital of which has yet to be disclosed, is a merchant bank by Italian definition, in that it will not take stakes in companies with a view to selling them later.

Nick Banker in London writes: Kleinwort made a pre-tax profit of £44.5m in calendar 1984. Its annual report said it was looking towards creating a "world wide securities dealing and distribution business."

It has been adding to its core merchant banking business by dealing in new financial instruments such as futures and swap options. It is taking 100 per cent control of Greveson Grant, the London stockbroking firm.

Kleinwort was the first British merchant bank to open a Tokyo office, and also forged a link in the global chain" by buying a 50 per cent stake in an Australian company dealing in Australian government securities, the 1984 report added.

It established Kleinwort Benson Cross Financing in Los Angeles in 1984 and also bought a Chicago company which is one of the 36 primary dealers in US Government instruments.

Westland papers release likely

BY PETER RIDDELL, POLITICAL EDITOR

THE GOVERNMENT is expected to allow MPs on the cross-party defence select committee to see the full text of key official documents concerning ministerial attitudes in the Westland affair.

This follows a further week of allegations, notably by Mr Michael Heseltine, the former Defence Secretary. Another twist came with the claim and yesterday's denial that Mr Alan Bristow, the former helicopter company operator, had been offered a knighthood as an inducement to switch his position and back the Sikorsky/Fiat rescue.

The result has been to continue the affair and, ministers admit, to damage the Government further.

Negotiations are under way about the form in which the documents will be made available. Members of the committee expect this to be resolved by early next week when they will consider what further evidence to take. They will also consider whether to recall earlier witnesses such as Mr Leon Brittan, former Trade and Industry Secretary.

The documents concern details of meetings last October. Mr Heseltine claims that the summaries issued to the committee by the Government early this week are misleading and that the full text will show that the Government and Mr Brittan then clearly preferred a European solution.

More significant than the details is the continuation of a public row. After Wednesday's appearance before the committee of Sir Robert Armstrong, the Cabinet Secretary, Tory leaders had hoped that the affair might be dampened down.

In a series of weekend speeches ministers will attempt to stress that the Government's underlying strategy is intact and on course. However, Mr Heseltine is likely to draw considerable attention on Sunday when he addresses the Young Conservatives' conference in Blackpool.

Opposition presses PM on Bristow, and Volvo interest, Page 4. Europe's dilemma, Page 7

Austin Rover's future to be reviewed

BY OUR POLITICAL EDITOR

A REVIEW of the future direction of Austin Rover, covering both funding and collaborative ventures, is to be carried out by the Government later this year. Talks about a possible sale of the BL volume car subsidiary to Ford of the US were ended by the Cabinet on Thursday.

There is continuing Treasury pressure to reduce the level of government backing for BL. Other senior ministers feel that in spite of the embarrassing climb-down of the past few days, Austin Rover's future is now on the agenda, even if a full-scale foreign takeover has been ruled out for the foreseeable future.

The Austin Rover review is separate from the question of the sale of BL's truck and bus divisions. One senior minister admitted yesterday that these aspects of Austin Rover had been left on one side in the hectic discussions about the Ford deal. He thought it would be wrong to believe that taxpayers' support could continue for ever.

Mr Paul Channon, Trade and Industry Secretary, admitted in the Commons on Wednesday when the Ford talks were still under way that on the present basis of Austin Rover within BL "continued taxpayers' support will be necessary to give the company even a reasonable chance of keeping its head above water."

However, in the Commons on Thursday after the Ford talks had been halted, Mr Channon stressed that collaborative arrangements would become increasingly necessary and important.

Opposition presses PM on Bristow, and Volvo interest, Page 4. Europe's dilemma, Page 7

UK equities

The UK textile sector is suddenly quite the thing. All week the industry majors—and minors for that matter—have been running up on rumours that one or other will counterbid for Coats Paton or be taken over itself. That is perhaps an uncharitable construction to place on this week's 4.4 per cent gain in the textiles sector.

After a split vote at the trustees' meeting, the City Council representatives having voted in favour of the Woolves proposal, the burning question is whether the Lord Mayor was entitled to a casting vote. If he is judged to have been the chairman of the meeting, Woolves will presumably proceed with a new proposal now that its present one has expired. If not, a chairman will need to be appointed and there is unlikely to be unanimity among the trustees about who that privileged person should be. Common sense dictates that Woolves should take the company over. But within Davenport, common sense looks a scarce commodity.

Relief that Midland's central management can get back to less peripheral tasks than setting Crocker to rights must, however, be kept under control. It is doubtful if Midland could have sold Crocker at anything approaching book value if it had not previously stripped out \$3.5bn of Crocker's less desirable assets—about \$2bn in Latin America as well as some \$450m of non-performing Californian property loans.

By that time, Midland's strategy should be taking shape; should of retail banking operations in the US—and perhaps shedding some of its remaining commercial banking—Midland will be legally in a position to develop much more of a US investment banking presence than its UK rivals. There is no knowing whether the new-model strategic securities trading, will be any more successful than the 1979 lurch into Californian branch banking; but if things go badly, a brisk retreat from New York is bound to be less painful than the long withdrawal from San Francisco.

If the after-taste of Crocker lingers for a year or two it can be put down to the residual risk borne by the Midland balance sheet, and to a suspicion that Midland's equity in the Crocker recovery has been sold to finance the backlog of problem loans. Though the capital ratios improve as a result of this disposal, Midland still has an exceptionally large exposure to Latin America, and

CHIEF PRICE CHANGES YESTERDAY

Table with columns for RISES and FALLS, listing various commodities and their price changes.

WORLDWIDE WEATHER

Table showing weather forecasts for various cities including Alicante, Algiers, Amsterdam, Athens, Bahrain, Barcelona, Beirut, Belfast, Belgrade, Berlin, Birmingham, Bonn, Brasilia, Buenos Aires, Calcutta, Cardiff, Cape Town, Chicago, Colonia, and Copenhagen.

Midland Bank

branches acquired from Crocker last year. For San Francisco-based Wells Fargo, the deal will almost double its asset base to \$85.8bn, ranking it as the 11th largest US banking group and consolidating its position as the fourth largest banking group in the competitive Californian market.

Continued from Page 1

Tin market

\$50m to £100m. This followed a significant concession by the UK Government in unilaterally offering £25m for the rescue of the LME, if the ITC raised £100m.

Continued from Page 1

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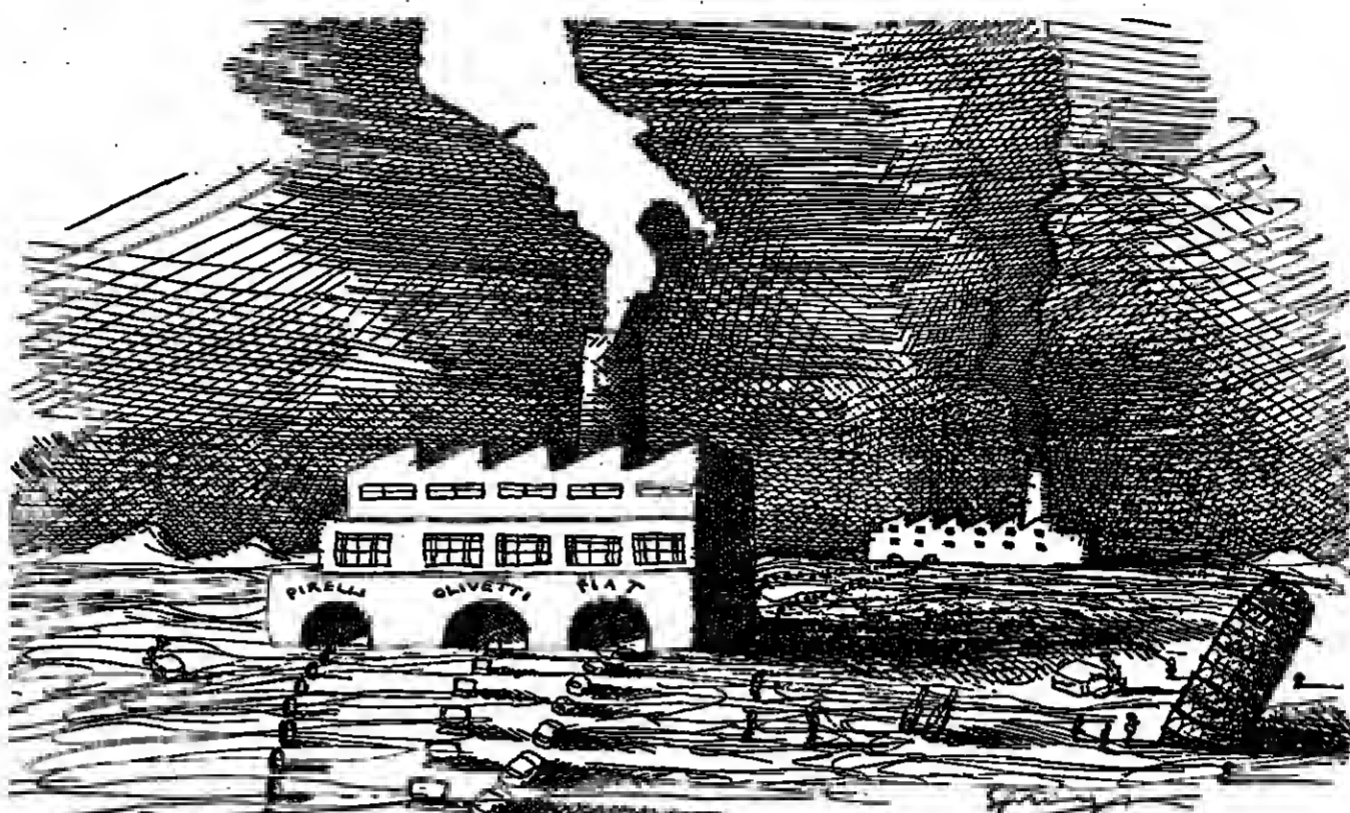
WEEKEND FT

Saturday February 8 1986

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Machiavelli's market

A new generation of financiers in Italy seems determined to catch up with Wall Street and the City of London. Alan Friedman in Milan looks at the new style of Italian capitalism which is breaking down the old, secretive oligarchies.



UNPRECEDENTED company takeovers and record profit levels, a booming stock market which for the first time is attracting the small investor, successful privatisation offers for state industry, the decline of old families who have been the barons of finance and industry for decades, and the rise of a new generation of financiers who treat Italy as though it were Wall Street—that is the new-style Italian capitalism.

The change over the past five years—and particularly during the past 12 months—is startling and impressive. Put simply, the country's old feudal system of company clients, secret alliances and oligarchic control of finance and industry is beginning to break down. Italy's financial market and corporate culture is modernising fast, anxious to catch up with Wall Street and London, the principal role-models.

The newcomers have not invented anything new. They have merely made use of the market to draw capital resources and to invest. That seems logical enough to the Anglo-Saxon frame of mind but this is Italy, where the way of thinking is far less straightforward and conspiracy theories abound.

The Montedison takeover of Bi-Invest would be considered an everyday event in Wall Street or London. In Italy it took the form of a palace coup because Mr Schimberni was defying the wishes of Fiat and other members of the private sector elite, who were then Montedison's largest single shareholders and had exercised control of a network of corporate power since the late 1940s.

By the end of last month, the unit trusts in 12 months had attracted 911,000 individual investors, who placed the equivalent of £10.4bn into the managed funds. About a quarter of the funds were invested in the Milan bourse, an enormous injection in a market with only 180 quoted companies and fewer than 30 actively traded shares.

According to one senior banker, the real revolution in 1985 was that "Italian finance no longer needed the old feudal system, but learned instead that there are thousands of investors ready to stump up."

Mr Agnelli is also the leader of a private sector elite which for the past generation has exercised near-absolute control over an array of leading companies in industry and finance. This web of power was the design of one of the few men to whom Mr Agnelli looks up—78-year-old Dr Enrico Cuccia, a director of Mediobanca, the state-controlled merchant bank which has nonetheless served the interest of Mr Agnelli and his allies.

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Shahing group which includes the Corriere Della Sera. Fiat already owns La Stampa, the Turin daily, and a fortnight ago the parliament's media watchdog ruled the Fiat-Gemina takeover of the Corriere to be illegal. The issue now goes to the courts, but could take years to resolve because Italy's laws on concentration of press power have rarely been observed in the past.

To secure control of the Corriere Gemina formed a new alliance with the old Catholic industrial establishment which had been in retreat since the collapse of the late Roberto Calvi's Banco Ambrosiano in 1982.

Although it is rarely admitted in public, Mr Agnelli's chief opponent in Italian industry and finance is Mr de Benedetti, who is trying to assemble a rival empire. He controls an assortment of interests through his family holding vehicle—Cofide—and also via his master company, CIR.

The interests include 13.7 per cent of Olivetti (negotiations are under way to acquire a 7 per cent Olivetti stake held by Alcatel of France); 45 per cent of the Buitoni-Perugini pasta and chocolates group (acquired last February); 21 per cent of Euromobiliare, a Milan investment bank; plus important holdings in the L'Espresso and Mondadori publishing groups, Banca Agricola Milanese and Credito Romano, two private banks, the CIM multi-lurgy business, the Sasib cigarette-making multi-lurgy business, and more.

Mr de Benedetti has something like £500m of liquidity as a result of his various share issues in the past year. He is expected to make more acquisitions in the food industry, although his signed contract to buy (and thus privatise) the Sme food group has been blocked by political opposition in Rome.

That there is no love lost between the de Benedetti and Agnelli camps is clear from the way the two men behave. In a recent television interview, Mr de Benedetti was asked his opinion of Mr Romiti. He paused before replying with an inelegant and extremely frank description of the Fiat manager, the director, he said, was a culo di pietra or "granitic bottom." At other times Mr de Benedetti has dubbed Mr Romiti "the accountant." The epithets have been returned.

In spite of the semblance of conflict, it is possible that a kind of armed truce could break out between the de Benedetti and Agnelli camps. Among the reasons is a new willingness on the part of Mediobanca to co-operate with Mr de Benedetti on transactions. The prospect for a non-aggression pact between the old club and Mr de Benedetti is likely to emerge in a few weeks and will concern a deal between him and the Pirelli group. Mr de Benedetti said in December that he had been invited to join the shareholders' syndicate that controls Pirelli as well as the Milan holding company that is the largest shareholder in the Pirelli group. At the same time, Mr Leopoldo Pirelli—for the past generation, Mr Agnelli's closest ally—announced that he would acquire a stake in Mr de Benedetti's empire.

The Long View

Flag-waving makes poor managers

HOW MANY of the MPs who have been shouting patriotic slogans about the British motor industry this week would buy shares in Austin Rover if it were privatised? How many are even owners of Austin Rover cars? The answers, I suspect, are respectively "None," and "Not many."

The facts about British management failure are a failure which stretches back more than 100 years, now are painful. Perhaps I should warn you, like a TV announcer, that what follows is frank about the facts of life.

Sometimes unpleasant facts can even be encouraging in a way. My own memories of what is now Austin Rover stretch back to the time when even the BMC merger which formed Austin-Morris had been consummated. That merger, soon produced setting discontent in the previously quite peaceful Nimrod empire, was the BMC management's idea of inviting journalists from all the towns where they operated to Longbridge to meet the directors.

Bad management is largely to blame for the British motor industry falling into the hands of its overseas competitors. Anthony Harris has a sorry story to tell...



pair that he took pains to brief the press about each successive disaster, in the vain hope that City institutions would wake up and sack the board. The rest you know.

The encouraging thing about this history is that things are not quite as bad as that many more. Another memory of the time concerns Unilever. A friend was commissioned by the then Prices and Incomes Board to do a study of detergents, to see whether the public was being ripped. He discovered

that the US-owned Procter and Gamble was indeed making "excessive" profits—selling, at Unilever prices, products on which Unilever was making a loss. Yet Unilever is now a high flier.

There is still an awful lot wrong, though. For example, one of the strongest arguments deployed by the flag-waving school of industrial strategy is that Austin Rover must remain British to protect the market of its component suppliers, who employ far more people than

AR itself. Yet it can be argued that it is the component-makers who have done more than anyone in all the own customers. Studies have shown that much of the poor quality-reputation of British cars is due to the failure of bought-in components.

More recently, it took Nissan two humiliating years (humiliating for us, that is) to find suppliers to meet its own quality requirements and the Government's requirements for UK content; and only this week Mr Harry Hooper, President of the Society of Motor Manufacturers and Traders, was telling the component-makers that their products are still not up to snuff. The old BMC, incidentally, was legendary in the industry as a soft touch, paying too much for rubbish.

Indeed, it cannot be taken for granted that preserving Austin Rover will do much to protect its suppliers. While it is seeking, as Jaguar has done, to impose decent quality standards on them, rather belatedly, it has already begun to seek salvation in buying components from overseas; and as it inevitably turns to more collaborative ventures, like those with Honda, to share the otherwise crippling costs of developing new models, it will be exposed to more temptations to import. It can only be competitive itself if it can buy competitive price and quality.

The general lesson in this sad story is familiar stuff: it is no good attacking the multi-nationals for pursuing policies which simply reflect the realities of the market. They get a alert enough and unselfish enough to react to market realities rather earlier than most.

sistently poor managers? Is it because British institutions investors are their responsibilities as shareholders, as my friend on the BMC board complained, and as Lord O'Brien used to preach from Threadneedle Street?

It is because of the British education and class system, which seems to make it hard for British managers to get on with British workers, as with the Toshiba television plant in Plymouth, which was only saved after Toshiba bought out its British partners, Rank, and put in its own management? Or is it simply, as a trade union leader complained at Nedo this month, that British managers are more concerned with their golf and their perks than with success?

The answer to all these questions is probably "yes—in part." Even the wage statistics, which show that pay rises march on despite rising unemployment and falling disputes, suggest that management places an excessive premium on an easy life. Yet experience also underlines another truism that investors have always known: there is nothing in the British system which cannot be overcome by really successful leadership. Often we have to import it—Jules Thorn, Murdoch and Maxwell in our own industry, or Ian McGregor and Graham Day in the state sector.

The market knows this. Its Indian-sounding names are not in fashion, despite some setbacks. Even committed multi-nationals like ICI can be energised by an individual; and even successful companies can go into decline when the leader is lost. The US taxpayer was dazed out after rescuing Chrysler not by a bid but by Mr Lee Iacocca. We might try importing one—or perhaps try privatising Mr Michael Heseltine.

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A healthy week despite those shivers from Opec

THOSE WHO called for caution in the last few weeks are beginning to feel a touch embarrassed. The equity market continues to show a shameless health with the 30-Share Index almost daily collecting another "new high" and the All-Share now within a gap of last November's peak.

That is not bad going in a week where the Vienne Opec meeting sent further shivers through the oil market, dropping the price of North Sea crude below \$10 a barrel, leaving starting a little jittery and three-month interbank rates testing the ground above 13 per cent for two days running.

Despite the jumpy money market the threat of much higher base rates has receded and sterling seems to have settled around the \$1.40 mark or a little below it. And even though the analysts said Mr Lawson's tax cuts would no longer happen, he is said to be looking for a £1bn cut despite the slump in revenue from the North Sea.

So far as there is not an enormous queue of firms waiting around the corner to sap institutional strength the equity market appears to have little in its way to trip it up over the next couple of weeks. Certainly there was not the least sign of concern about the immediate outlook on the faces of the stags who charmed through the snow at the last minute yesterday clutching multiple applications for the Wellcome issue.

In the takeover area the only two blockbuster bid battles that are still seriously being fought are Hanson's offer for Imperial and the two opposing bids for Distillers from Guinness and Argyll. In theory all of these could be shunted out of the news by a Monopolies reference, joining the company of Elders/Alford and GPEC/Plessey.

The market is expecting clearance or otherwise of Hanson's bid any day and has assumed that action on the Distillers front would be fairly limited until an OFT decision was made on Guinness's bid. Argyll has already been cleared. As the brewer owns Arthur Bell there are obvious grounds for a reference if the OFT is so inclined.

So while there was still a chance that its rival would be grounded it was surprising to see Argyll come forward this week with a higher offer of £2.3bn against Guinness's agreed terms of £2.2bn. But it does return the initiative to Argyll.

For a start it allowed its merchant bankers to step into the market and buy the shares and it can now put hand on heart and tell Distillers' shareholders that they will not be disadvantaged by a Monopolies reference for the opposition.

This may make the decision-making process in Whitehall a little easier for a Guinness reference that allowed the food retailer to continue with its lower bid might have seemed inequitable.

Of course, the OFT could still refer both bids with a clear conscience now that Argyll has changed its terms, or equally were both through to allow the dog-fight to continue.

Assuming the latter for the moment, Argyll has set a new

London

base line around the 640p mark against the 600p price agreed with Guinness. Distillers' shareholders are at least getting value for their shares now with an exit p/e of around 15 while at the same time, the sort of numbers Argyll is providing about earnings potential shows that neither bidder is overpaying yet. Both could afford a bit more and something around 60p to 67p would still be a reasonable price.

The market can only speculate as to whether it will be treated to the sight of Guinness and Argyll leaping forward until one gives in or one goes for a knockout offer.

Still, speculation is dear to the market and it certainly indulged itself with the textile sector this week. Depending on where you placed your ear to the ground you could have heard that either Courtaulds or Van-

tona Viyella is about to launch a counter bid for Coats Patons; Alan Lewis is ready to sell his controlling stake in Illingworth Morris; bids are imminent for Readcut and Tootal or that... the stories are endless.

The catalyst for the rumour-mongering is the agreed offer by Dawson International for Coats Patons. The argument goes thus: If two of the big players are getting together the field is wide open and if sleepy Coats is worth an exit p/e of double figures, even with a question mark hanging over

the quality of some of its earnings, then one or two of the smaller fry could get much better prices.

It is said that Courtaulds is not going to bid for Coats and undoubtedly some of the market rumour is transparent bunkum but nevertheless, Vantona Viyella (figures out next week) is undoubtedly itching to make a move following the merger with Nottingham Manufacturing last June.

With a market capitalisation of around £470m Vantona is big enough to contemplate a rival bid for Coats and it like Dawson, has respected management which should make issuing a chunk of equity a fairly smooth process.

Yet while Vantona has made little secret of its ambition to become an international garments group — and Coats could provide some very useful overseas exposure — it could take at least 250p a share to see off Dawson in convincing style. At that level Coats is hardly a bargain.

Perhaps Vantona will be tempted to act its sights a little lower. Tootal's market capitalisation is around £150m and there are no large blocking holdings that could deter a predator. The shares are not expensive and Vantona's marketing experience could ginger up Tootal's UK branded menswear without too much difficulty. However, one potential stumbling-block is the attitude of Marks and Spencer which might not want to see another supplier slipping into the Vantona camp.

Whatever McKechnie Brothers is saying in public, its £80m all-equity offer for fellow Midlands engineer, Newman Tonks, looks defensive. Williams Holdings, which has now got itself a reputation as one of the up-and-coming of the sector, announced that it had over 5 per cent of McKechnie in December when the price was around 160p. Williams had been buying since the summer when the shares were as low as 112p.

Newman Tonks for its part does not want anything to do with McKechnie, and its full year figures, showing a pre-tax rise to £6.42m, suggests an exit p/e of under 10, which is not an overwhelming price for a company which has some good little operations and would fit in well with McKechnie.

Williams will not be rushed into action yet. It could try and take out McKechnie now before it swallows Newman or it may well sit back and twiddle its thumbs hoping that the bid is successful but all the extra equity wadding around the market will depress its price and leave it vulnerable.

Meanwhile, the first few weeks of 1986 have presented an unusual scenario to the USM observer accustomed to the

HIGHLIGHTS OF THE WEEK

	Price y'day	Change 1985/86	1985/86 High	1985/86 Low	
FT Ordinary Index	1,187.7	+26.7	1,187.7	911.0	Ran to record levels continues
FT Gold Mines Index	322.0	-19.3	536.9	217.6	Downward in billion/profit-taking
Treasury 10pc 2003 (£25 pd)	38 1/2	+ 0 1/2	38 1/2	34 1/2	Higher base rate fears fade
Alibon	60	+13	65	34	Persistent speculative demand
Amstrad	286	+30	288	84	Compact disc profits potential
Breakmate	218	+38	218	90	Agreed bid from Sketchley
BP	553	-24	606	473	Fall in oil price continues
Brown Boveri Kent	90	+14	97	70	Proposed privatisation of water industry
Bullough	253	+40	287	135	Good annual results
Distillers	620	+55	625	270	Increased offer from Argyll Group
Erectec Clothes	80	+28	80	27	Persistent speculative demand
Imperial Group	269	+23	271	162	Hanson bid clearance hopes
Jaguar	435	+45	438	237	Fresh US support
Lasmo	168	-15	378	165	Depressed by oil price slide
Midland Bank	492	+62	508	323	Sale of Crocker to Wells Fargo
Neill (James)	201	+31	202	118	Takeover speculation
Northern Foods	284	-16	304	204	Breakdown grades profits forecast
Reed International	705	+30	743	530	Broker's recommendation
Waddin	186	+16	190	80	Agreed bid from T. Robinson

*Based on last Friday's suspension price.

A time to say goodbye

THE OFFER for sale this week of the Throgmorton USM Trust was not exactly a flop, but it has to be said that the response was somewhat underwhelming. Of the 11.5m ordinary shares on offer, only 66 per cent were taken up.

Not surprisingly, the 2.8m 5 1/2 per cent cumulative partly-convertible redeemable preference shares, which must have raised many a quizzical eyebrow, proved still less attractive with only 48 per cent taken up.

Throgmorton had found buyers for 58 per cent of the ordinary shares and 44 per cent of the preference shares before the offer was made, so unsolicited applications accounted for only 1.2m of the ordinary and 96,350 of the preference shares.

Robert Seabrook, managing director of Throgmorton Investment Management Services, the fund manager to the trust, admits to a little disappointment over the result and blames jittery market conditions in the run-up to the offer.

"We experienced a strong demand for prospectuses but it simply wasn't followed through in demand for the shares from private investors," he said.

Not that any great harm has been done. The shares left unsold have been taken up by the underwriters so most of the issue is in firm institutional hands; and although a strong response from private investors would have put more icing on the cake, Mr Seabrook is quite content with the response.

Meanwhile, the first few weeks of 1986 have presented an unusual scenario to the USM observer accustomed to the

market's seemingly inexorable growth, for the three new issues announced so far this year have been outnumbered by three acquisitions, two of them to the main market, and one receivership.

The two departures announced this week were Sketchley's proposed acquisition of Breakmate, the supplier of drinks vending machines, and the appointment of a receiver to Castle (GB), the distributor of fitted kitchens.

Breakmate has put in a strong performance since coming to the USM in October 1984 and looks an attractive buy, although Sketchley is paying the price for its diversification: no one could say that Breakmate looks cheap on an exit multiple of 18.

One picturesque sideline to the Breakmate story, as the last report and accounts reveal, is that a noticeable chunk of the company's assets is tied up in two boats, one on the Thames and the other on the Spanish

USM UNLISTED SECURITIES MARKET

isole of Ibiza. The terms of the acquisition do not spell out whether these are being passed over with the rest of Breakmate's assets; but if Sketchley's board of directors appears at the AGM in Plymouth and sou-westerly shareholders will doubtless form their own conclusions.

If Castle's ignominious departure into the hands of the receiver has a bright side, it is that it serves to remind investors just how rare receiverships are on the USM. Only four companies have gone this way before, the last of them IO Technology — as long ago as April 1983.

Although Castle had diversified more recently into bathrooms and kitchen appliances, the core of its business was

importing and distributing fitted kitchens made by W.F. Rational Einbeurkunden of West Germany.

Floated on the USM at 80p in May 1983, Castle chased growth vigorously through heavy investment in supplying stockists with display units and building up stocks to meet rising demand. At first the formula was successful, but late in 1984 it began to turn sour as increasingly competitive market conditions put pressure on prices and led the company into still heavier promotional spending to maintain market share.

With Castle's losses mounting, Rational attempted a rescue last August by wiping out £1.2m in trade debts in exchange for 25 per cent of Castle's equity. This delayed the crisis but failed to avert it: in November, Castle announced pre-tax losses of £2.2m against the previous year's profits of £1.5m; and in December it said it was discussing the sale of its Rational distribution set-up to Rational for £2.9m.

This week it was announced that Rational had called off the dogs and that Castle had no alternative but to call in the receiver. Its shares were suspended at 11p.

So what is in store now for Castle's unfortunate shareholders?

The answer is almost certainly nothing. Debts were nearly £7.5m at the last balance sheet date in July 1985 and will certainly be much higher now, so there is little to suggest that the business would prove attractive to a purchaser.

The most likely outcome is that the receivers will fulfil their responsibilities to the creditors by disposing of the assets piecemeal for the best price they can get. There will not be enough for everybody, however, and the sad fact is that when it comes to dealing out the proceeds, there is nobody, but nobody, behind ordinary shareholders in the queue.

Richard Tomkins

COMPANY NEWS SUMMARY

TAKE-OVER BIDS AND MERGERS

Company bid for	Value of bid	Market before bid price**	Price of bid	Value of bid	Bidder
Anglo-Indo Corp	1964	180	166 1/2	11.63	Plant & Gen Inv
Automotive Prods	2043	201	128	114.76	BRB Group
Breakmate	220 1/2	218	200	7.96	Sketchley
Business Comptr	253 1/2	23	20	1.47	Electronic Data
Charterhouse Pets	109 1/2	100	66	147.44	Petrolina
Coats Patons	231	233	203	639.13	Dawson Intl
Davenport (Brew)	488	358	328	32.92	Wythamptn & Ddly
Dew (George)	81	88	82	7.28	Bremner
Distillers	515 1/2	620	610	1.572bn	Argyll Group
Distillers	583 1/2	620	576	2.125bn	Guinness
First Castle Elec	181 1/2	174	111	46.92	Harman Crucible
Gomme Hldgs	87 1/2	84	59	11.22	Millipac
Group Lotus	129 1/2	128	120 1/2	22.74	OML
Imperial Group	247 1/2	269	245	1.571bn	Hanson Trust
Imperial Group	83 1/2	119	116	24.60	Davenish
Macarthy Phar	275 1/2	285	257	28.22	Jadelle
Newman Tonks	132	131	96	41.36	McKechnie Bros
Somportex	281 1/2	186	27	0.79	Messrs N. Wray & C. Mattock

Sonesson	190 1/2	118	113 1/2	3.23bn	Fermenta
Spencer Clark	140 1/2	140	131	7.05	Williams Hldgs
Stanefco	201 1/2	42	38	0.84	Brand Promotions
Thomson T-Line	50 1/2	128	48	0.50	Diamond
Utd Biscuits	356	228	278	1.525bn	Imperial Group
Utd Com & Tech	96 1/2	108	70	2.38	Harvard Secs
Utd Com & Tech	112 1/2	103	105	2.81	Park Place
Wadkin	186	186	170 1/2	8.36	Robinson (Thos)
Wagon Finance	137 1/2	133	124	1.571bn	Hanson Trust
Wagon Finance (Rtn)	473	263	248	8.25	Coopers & Lyndon
Williams (J)	25 1/2	24	20	1.36	Wyndham Group
Yarrow	496 1/2	540	485	14.25	Weir Group

* All cash offer. † Cash alternative. ‡ Partial bid. § For capital not already held. ¶ Unconditional. ** Based on February 7 1985. †† At suspension. ††† Shares and cash. †††† Related to NAV to be determined. ††††† Loan stock. †††††† Swedish krona.

PRELIMINARY RESULTS

Company	Year to	Pre-tax profit (£000)	Earnings* per share (p)	Dividends*	
Aaronsen Group	Sept	3,740	(3,080)	9.5 (10.0)	4.2 (4.2)
Anglo Utd Dev	Oct	3,240	(180)	2.4 (—)	(—)
Bowling, C.T.	Dec	47,400	(34,800)	(—)	(—)
Bullough	Oct	12,370	(10,138)	21.1 (18.0)	8.2 (7.1)
Goode Durrant	Oct	2,240	(2,170)	3.6 (5.7)	1.75 (1.25)
Newman Tonks	Oct	6,520	(5,680)	13.0 (9.8)	5.5 (5.2)
Plastic Cons	Sept	473	(277)	1.1	2.8 (2.6)
Roo Estates	June	1,550	(4,200)	65.2 (151.0)	7.0 (16.4)
Willoughby	Sept	507	(642)	16.2 (12.6)	4.0 (5.0)

INTERIM STATEMENTS

Company	Half-year to	Pre-tax profit (£000)	Interim dividends* per share (p)	
Aerospace Eng	Oct	331	(356)	1.32 (1.27)
Brett, Andre	Sept	112	(137)	(—)
Datron	Dec	502	(368)	(—)
Dyson, J. & J.	Nov	301	(150)	2.0 (2.6)
Flectech	Nov	1,450	(2,030)	(—)
Ford, Martin	Nov	235L	(491L)	(—)
Global Group	Nov	173	(152)	1.0 (1.0)
Haynes Pub	Nov	860	(858)	5.0 (4.9)
Howard Shat	Oct	306	(638)	0.7 (0.7)
London Secs	Sept	1,574	(1,301L)	(—)
Newsprint	Sept	355L	(1,021L)	(—)
New Court Nat R	Sept	213	(191)	(—)
Smith Whitworth	Sept	129L	(113)	(—)
Text Jersey	Oct	523	(317)	2.25 (1.75)
Trade Prom Serv	Oct	96L	(208L)	1.15 (1.06)
Unitech	Nov	4,830	(7,040)	2.24 (1.96)
Wholesale Fit	Oct	2,220	(2,107)	1.87 (1.7)

(Figures in parentheses are for the corresponding period). * Dividends are shown net pence per share, except where otherwise indicated. L Loss.

RIGHTS ISSUES

Dares Estates—To raise £10m through a three for ten rights issue at 61p.

Micro Business Systems—To raise £7.8m through a two for five rights issue at 56p.

It's good news from Reuters

REUTERS has yet to disappoint the City since its flotation in 1984 and Wednesday's set of final results should be no exception with analysts anticipating a 35 per cent increase in profits to £100m.

As the company warned when its interim emerged, the second half of the year has been more sluggish than the first with projected profit growth of 29 per cent compared to 44 per cent. The recent acquisitions, News Picture from UPI and Rich in the US, are still absorbing capital. Reuters is a past master at currency hedging but with 53 per cent of earnings sourced overseas, the strength of sterling must have taken its toll on turnover.

Business is buoyant across every division, however, and Reuters has been characteristically active in new product development. The City expects

further growth of 25 per cent to £123m for the next financial year.

The restrictions on share dealings imposed at the time of the flotation came to an end in early January. Almost a year later Reuters' newspaper publishing shareholders will need to realise capital for investment in new technology over the next few years. The inevitability of sales could be expected to be the disposal of more than 10 per cent of B shares at the end of last year should obviate this, in the short term at least.

After so much had news from consumer electronics. AMSTRAD'S launch of a £399 all-inclusive word processing package last year was a welcome tonic to the debated home computer market.

The market's effusive mood was further buoyed by November's bullish AGM which had the analysts clucking happily as they boosted profit forecasts for 1985-86 by a quarter. On Tuesday comes the chance to taste Amstrad's Christmas fare with the announcement of interim results to the end of December. Forecasts are for

£15m pre-tax against £9.5m last time round.

These figures may, however, not reflect the full gains to come from the company's new products. The seasonal trade was dominated by the massive selling-off of Sinclair and Acorn stock at bargain basement prices by Dixons and others.

Mr Alan Sugar, Amstrad's chief executive, put it succinctly recently: "By March all these

Results due next week

cheap 'log-off' lines will be gone. They can't be made any more at those prices and I will be glad to see this garbage and junk out of the market."

Further Amstrad has been held back by the shortage of word processors in the shops—full production of 40,000 units a month has only just been reached.

Details of other new product launches could come with the figures. Amstrad's traditional audio equipment activities should be given a fresher look

by the launch of a £299 music system which includes a computer disc player. On the computer side a low cost IBM-compatible is reputed to be in the pipeline.

SECURICOR'S first half profits of £11 per share were not regarded by the market as particularly exciting but the group is expected to pull something more impressive out of the bag when it reports on its year to September on Wednesday.

Some of the group's traditional activities, such as stetic guarding and cash in transit, are looking a little long in the tooth these days, but an apparent increase in the criminal tendency to commit robbery for relatively small amounts suggests that the UK activities will have done no worse than stand still and expansion into overseas markets should have brought an overall improvement.

Stronger growth, however, is expected to have come from the company's other areas of expansion such as automated security and parcels end freight. Automated security is competitive but fast-growing, and parcels

and freight should have benefited from the opening of new depots and reception points.

The biggest impermissible, however, is Securicor's involvement in Cellnet. The Cellnet link is laying the foundations for Securicor's future growth but in the short term has brought start-up costs. Profits against £12.8m last time, but this is dependent on how far the costs have continued into the second half and whether they come above or below the line.

The City seems to be struggling a bit with its sums over VANTONA VYELLA'S preliminary results, due on Friday, as estimates stretch from £47m to £51m. The company will be using merger accounting to record its link up last June with Nottingham Manufacturing, which will involve changing the latter's year end to November to accord with Vantona's. Such a change will not flatten Nottingham's results, as December 1984 was a very bad month due to M & S's misjudgement of fashions in ladies' knitwear.

Most of the advance from an estimate of £47m made by the combined group last year will come from Vantona, with Nottingham's results flat or only slightly ahead.

Nearly all of Vantona's operations should be well up with the two best performers, house-

hold textiles, up by at least 15 per cent, and garments up by 20 per cent, as it reaps the benefits of heavy expenditure on new plant.

Erratic seasonal and demand fluctuations have made forecasting BERNID QUALCAST'S results rather a tough task for the analysts. On Thursday when the preliminary figures for the year to October are announced the market is expecting a flat result—£11.5m profit—the same as last year—but there could be some surprises.

Foundries may just have done enough in the second half to break-even on the year. The recently announced decision to close the Neuteon foundry will impact on this year's figures although its trading losses will be part of the 1984-1985 picture.

The wet summer provided plenty of growth to support strong lawnmower sales in the second half although other garden furniture would not have been much in demand. Kitchen and bathroom furniture sales are thought to have gone ahead strongly.

Potterton, the heating boilers subsidiary, has been hurt by high stocks and a disappointing war in the central heating market.

Engineering has been recovering post miners' strike and the Zimbabwe irrigation business should have shown some growth

INTEREST RATES: WHAT YOU GET FOR YOUR MONEY

Quoted rate %	Compounded return for taxpayers at			Frequency of payment	Tax (see notes)	Amount invested £	Withdrawals (days)
	30%	45%	60%				
CLEARING BANK*							
Deposit account	6.50	6.61	5.19	3.77	half yearly	1	0-7
High interest cheque							

Dow gives Reagan a birthday present

IT HAS been a good week for President Reagan and Wall Street. The President, basking in the knowledge that his personal popularity remains remarkably high, delivered an upbeat State of the Union message, and announced plans to cut the US budget deficit by one-third in the coming year.

The President painted a picture of a country which was "firm of heart, united in spirit, powerful in pride and patriotism" and ready to "reach for the stars."

As far as the President was concerned, the American dream was alive and well. And while many on Wall Street were sceptical about the President's budget plans, US share prices moved ahead strongly and celebrated his 75th birthday on Thursday by hitting record highs.

Although there has been much talk of a need for a correction of as much as 10 per cent after the sharp run-up

Government had auctioned a new 30-year Treasury bond at a yield of 9.28 per cent, which was some 65 basis points below the previous auction last November.

A second major uncertainty overhanging the bond market which could impinge on the short-term confidence of the stock market, is the fate of the Gramm-Rudman deficit reduction law, which is being challenged in the courts as unconstitutional. President Reagan describes the law as "an historic opportunity to achieve what has eluded our national leadership for decades—forcing the Federal Government to live within its means."

While all of this sounds reassuring, Wall Street analysts were not particularly happy about the President's plans to reduce the 1987 fiscal deficit by some \$58bn. The budget depends on suspiciously low spending estimates for major items like defence and farm subsidies, and relatively optimistic forecasts about growth and inflation. Federal budgets usually strain credibility. This one strains common sense, was the verdict of the New York Times.

The combination of the growing strength of the economy and uncertainties over the budget cuts is undermining the prospect of lower US interest rates. In particular, the dollar appears to be moving into a weaker phase so there is less pressure on the authorities to reduce interest rates and hasten its decline, especially if this accelerates the inflation rate.

However, the recent sharp drop in oil prices has added a completely different dimension to the outlook for the US stock market. It has been estimated that every \$5 a barrel fall in the oil price translates into an 0.8 percentage point gain in economic output and a one percentage point fall in consumer prices.

The scale of the recent drop in oil prices has not yet been fully digested by Wall Street. It has done wonders for transport stocks but has led to worries about the health of some of the US banks, particularly the Texas banks and the big money centre banks which have lent heavily to oil producers like Mexico.

Wall Street

In share prices over the previous three months, the Dow Jones Industrial Average has fallen as it approached the 1600 hurdle and by Thursday night it was standing at 1600.69.

Not all of the broader-based indicators hit new peaks but the Nasdaq Composite Index, which tracks the smaller capitalised stocks in the over-the-counter market, did reach a new high of 340.76.

Wall Street's strength in recent months has caught many observers by surprise. Brokerage firms which had been reluctant to predict that the Dow would break above 1300 in 1985 are now confidently predicting that it will top 1700 this year, and there are even a few optimists who are talking of a Dow in the 2000 range.

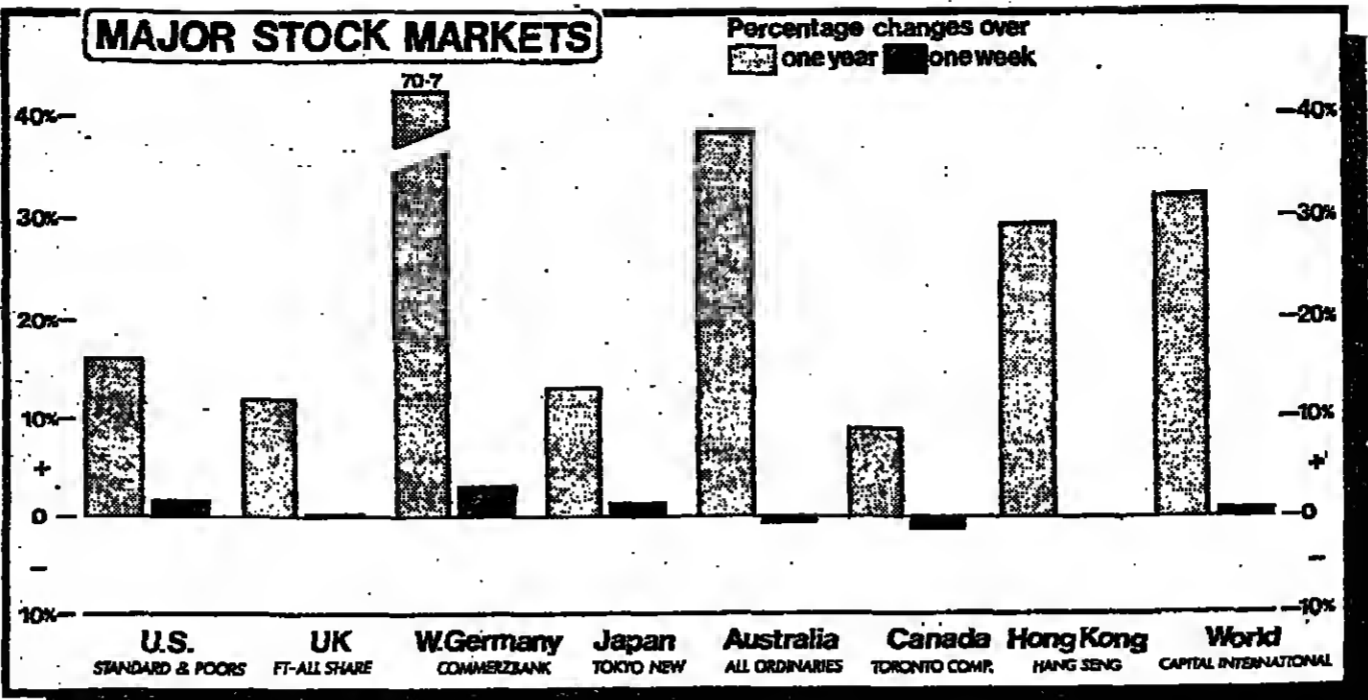
The stock market is clearly betting on a strong recovery in corporate profits in the present year and appears to be increasingly confident that the US economy is beginning to accelerate after several quarters of slow growth. Yesterday's surprisingly strong January employment figures, for example, were the latest indicator that the economy is moving ahead faster than expected.

This was not good news for the bond market, which continues to be buoyed by hopes of further falls in interest rates, ahead of the news, the US

AMSTERDAM is arming itself for the onslaught of London's Big Bang. The Dutch capital markets have been dramatically liberalised while the Stock Exchange has slashed commissions and apparently plans to accept its first Japanese members. The bankers along Amsterdam's Herengracht are determined to wage a fierce battle for international business as competition heightens from London's sweeping deregulation.

The internationalisation drive provided a nice backdrop for the New Year's rally that took share prices and trading volume to record highs in line with New York and the promising outlook for the Dutch market. The stock market has slipped back somewhat on worries about plunging Dutch gas revenue, which provides about 10 per cent of state income. Jitters about the weaker dollar also have taken a toll, as many Dutch companies derive significant turnover in the US currency.

Bankers, however, remain rather optimistic about the market's prospects. The Dutch economy is trotting along at an even, if slightly dull, pace, growing 2.1-3 per cent this year, while interest rates could edge lower if US rates lead the way. Corporate profits are expected to continue to grow 10-15 per cent this year and consumer spending is seen as quickening. In the political arena, the May 21 general election is expected to harbour no nasty surprises, regardless of who wins.



Dutch arm to meet the Big Bang

The Amsterdam Stock Exchange, claimed to be the oldest in the world, already is among the most international of Continental European stock markets, and the campaign to attract fresh business from abroad is aimed at competing head-on with London. More foreign shares than Dutch ones

Anglo-Dutch group, has slipped 6 per cent in the past month to about F1379 a share. Pierson also has trimmed its 1986 earnings estimate for Unilever to F141.50 a share from F143.

Other international stocks, however, are holding up better. KLM Royal Dutch Airlines, which is expected to benefit from cheaper fuel prices, has gained modestly and this week reported respectively higher profits for the third quarter.

Philips seems to be especially popular on its promise of a rebound this year following an expected earnings decline in 1985. Mr C. J. van der Klugt, who takes over the Philips' reins in April, has forecast that the loss-making audio-video division finally will move into the black this year.

Nederlandsche Middenstands-bank recommends issues that will benefit from cheaper raw materials due to the softer dollar. KNP Royal Dutch Paper Mills and Buehrmann-Tetterode, of the paper industry, and Hoogovens in steel are among these.

The eroding dollar also raises the question of whether foreign investors will start pulling out of Amsterdam to cash in on currency gains. A mass exit does not seem to have materialised yet, and bankers suggest that if foreigners do withdraw, then domestic Dutch investors might do some bargain hunting.

Next year, however, Mr Lubbers warns that an extra F15bn—or 2.7 per cent of total state income—must be found to keep the fiscal gap from widening.

Plummeting oil prices and the weaker dollar have hit Royal Dutch/Shell, which has sunk 8 per cent in the past month to around F165 a share. Pierson, Holding Pierson, a leading Dutch merchant bank, recently slashed its 1986 earnings estimate for the Anglo-Dutch oil giant to F125 a share from F135. Unilever, the other

Central Bureau of Statistics, spurred to a record 267 during the first week in January. That continued a December rally that capped a relatively modest year of consolidation. Amsterdam did, however, outperform the world's major stock exchanges—New York, Tokyo and London—last year, while Frankfurt and Zurich also were beaten.

The General Stock Index has slipped about 4 per cent since early January and the market now is digesting the implications of the big drop in gas revenue. Rudd Lubbers, the Dutch Prime Minister, has assured everyone that falling gas prices—which are linked to oil—pose no threat for this year's budget. On the contrary, the budget deficit is now expected to shrink even more than previously forecast, to 7 per cent of net national income—perhaps not surprising in an election year.

Whether this flurry of activity has fed the market's rally at the end of 1985 and the beginning of this year is not quite clear. But the ANP-CBS General Stock Index, which is compiled by the ANP national news agency and the

Amsterdam

are listed on the bourse, including 64 American companies traded through depositary receipts. The Dutch bond market is considered the most liquid in Continental Europe. Trading commissions have been cut twice in the past year and now are nearly equal to London's unofficially negotiated commissions, and dealing hours also were lengthened last year. The bourse is expected to announce on Monday that three major Japanese securities firms—Nomura, Daiwa and Yamachi—are being accepted as members. The move could open the way for Amsterdam to introduce the first foreign trading in Japanese companies priced in yen, allowing trading after the close of the Tokyo Stock Exchange.

Tin: only the fittest are likely to survive

AS THE old saying goes, "there's a lot of it about." In this case, tin. In fact, there is so much of a surplus that the International Tin Agreement, formed to regulate the metal's price, collapsed last October.

Since then, meetings galore have been held in order to find a way of salvaging the wreck and, more particularly, to persuade the various governments involved to honour their obligations to the tin scheme, thus rescuing the London Metal Exchange dealers who have been saddled with huge debts.

Just where it will all end is anybody's guess at this stage, but the likelihood has been faced that the tin market will become a free-for-all, just like that of other metals, in which only the fittest will survive. For the mining industry, the fittest companies are those that can produce tin at relatively low cost. As in copper, many operations will close.

say this because the real price for tin in an unfettered market these days has to be below the level of £8,140 a tonne ruling before the International Tin Agreement came to grief. Gone are the restrictions on mine output and the cash available for the tin to buy metal in the market and thus support prices.

Gingerly, the Malaysians tested the water this week by resuming tin dealings in Kuala Lumpur and, admittedly in very thin trading, a price equivalent to about £5,500 emerged. Who, then, would be the losers and winners if such a price level obtained when full trading is eventually resumed?

The losers would certainly include the small Chinese operations in Malaysia, while some of the Bolivian mines might find it hard going to survive at such prices. So would our mines in Cornwall unless they were given some form of aid; although one or two, such as the Rio Tinto-Zinc group's relatively young Wheal Jane, might be kept going in the hope of an eventual improvement in prices, and also because of the need for feedstock for RTZ's Capper Pass smelter on Humberide.

Of the winners, the Brazilian mines stand out because their production costs are the lowest in the world; they are to tin what the profitable Chilean mines are to copper. Indonesia's tin mines should also survive especially if, as seems likely, they step up production.

The bigger tin operations in Malaysia which employ several dredges may also be able to ride out the storm—and perhaps increase present earnings—if only by the cost-saving ploy of closing the less profitable dredges and boosting production at the more efficient units.

Underground, or lode, mines do not have this kind of flexibility and the need to keep a mine in good shape means that part of its costs remain constant. For them the answer must be to take advantage of the ending of tin output restrictions and increase production as much as possible, with a consequent saving in overall unit costs.

On this basis the Consolidated Gold Fields group's big Renison mine in Tasmania could probably make profits with tin at only £5,000. The Canadian Rio Algom's new East Kempeville open-pit mine in Nova Scotia, which is now just about ready to start production, could also be a profit-earner at such prices.

Mention of Australia brings us to Queensland, the "new" exciting gold area about which we were talking just before Christmas. Kidston Gold Mines has just reported a profit for its first 10 months at A\$50.7bn (£25.1m) and has already declared two interim dividends of 15 cents and 10 cents, respectively.

Kidston is owned by Placer Development (70 per cent) and Elders Resources (15 per cent); shares of the last-named are now around 57p compared with 45p when recommended here five weeks ago.

News also comes that the US Battle Mountain Gold is now considering taking to production its higher-grade Fajungo gold discovery in Queensland on the basis of an annual output of between 70,000 and 80,000 oz. Because of Australian foreign investment requirements, Battle Mountain will have to find an Australian partner for this project and, perhaps, offer shares down under.

Yet another Queensland project moving up to the starting line is the Mount Leyshon discovery of Noranda Pacific and Pan Australian Mining. A firm decision is expected soon from the partners, who are thinking in terms of an initial 34,000 oz of gold a year.

Mining

Laura Raun

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INVESTORS CHRONICLE
Light on the money.

FINANCE & THE FAMILY

Long-term capital growth, valuable tax relief in the

Minster Trust BUSINESS EXPANSION FUND HOTELS

Object: To offer qualifying investors the prospect of asset-backed capital growth through investment in the UK's expanding hotel industry.

Investment policy: Within this sector of industry, Minster Trust, assisted by hotel consultants Greene, Beffield-Smith & Co. intends to invest in a balanced portfolio of sound, qualifying companies able to demonstrate well-conceived expansion plans.

Pre-Budget subscription by 28th February, please.

Minimum investment: £3,000. Special arrangements are available for participation by practising accountants. The fund may be closed at any time at the Manager's discretion.

How to invest: You may apply only on the terms and conditions set out in the fund Memorandum. For your copy, please send in the attached coupon or telephone 01-623 1050.

Notes: Investment in unquoted companies carries higher risks as well as the chance of higher rewards. Before you invest you should consult your stockbroker, accountant, solicitor or other professional adviser. Approval of the fund has not been obtained for the limited purposes of paragraph 15(2) of Schedule 5 to the Finance Act 1983.

Form with fields for Name, Address, Telephone No. and checkboxes for future issues.

Gilts Jittery, but no need for concern

INVESTORS in Government gilt-edged securities may get a shock when they look at the prices of their investment next week. The gilt market has been a jittery enough place for the last few weeks, with prices moving up and down as oil prices and the pound slide.

Next week, prices of gilts whose maturity dates are more than five years off will start to be quoted "clean", excluding the element of income accrued since the stock's last interest payment date.

You can see the difference in prices already between two similar gilts with different dividend dates. Treasury 10 1/2 per cent 1992, for example, pays its dividend in May. Its price of 298 1/2 last week therefore included three months of accrued income.

From Monday, the two prices will come closer together, but you will have to pay extra for the first stock on top of the quoted price for the three months of income you are buying.

Mortgages Following Lloyds

THIS WEEK'S move by Lloyds Bank to abolish the premium which it had been charging on its endowment mortgages is likely to force the other major clearers to follow suit.

It should also put pressure on the building societies to fall into line. All save one or two of the smaller societies, whose interest rates are in any case higher, charge a premium on endowment mortgages, usually half a percentage point.

Even though Lloyds now offers the cheapest endowment mortgage of all the major clearers, you can still borrow cheaply elsewhere. If you are borrowing £30,000 or more, United Bank of Kuwait is the cheapest, charging 12.50 per cent.

Mortgages Following Lloyds

In future Lloyds Bank borrowers will pay the same interest rate of 13 per cent as they do now on repayment mortgages. This reduces the cost of a £30,000 endowment mortgage over 25 years by £8.75 bringing the monthly repayment down to £227.50 after basic rate tax relief.

That compares with £240.85 monthly on a repayment mortgage. But since there would be an additional monthly insurance premium on the endowment mortgage of between £39 and £40 a repayment mortgage, even with mortgage protection cover, would still be about £20 a month cheaper.

Anglia's Instant Gold will now pay 9.50 per cent on balances of between £5,000 and £10,000, and 9.75 per cent on balances above £10,000. For the basic rate taxpayer this is the equivalent of a gross return of 12.57 per cent and 13.93 per cent respectively.

Umbrellas offshore

BRITISH investors worried by the falling value of sterling and the decline in oil prices should put their faith in international bonds which are providing the highest real yields for more than 30 years.

Guinness Mahon believes that sterling is over-valued and remains in a long-term downward trend that started after the first World War. It also thinks that inflation worldwide will continue to decline, possibly sinking below zero levels in Japan and West Germany this year, putting downward pressure on interest rates.

The sub-funds just launched are Global European and Van Fixed Interest increasing the total under the "umbrella" fund to 19 separate choices for the investor. They are all applying for distributor status.

Big deals in BES

TWO BLOCKBUSTING Business Expansion Schemes were announced this week by Guinness Mahon, as sponsors. Two new companies, Lockton Retail Stores, specialising in leather furniture, and Lockton Inns, a chain of public houses, are seeking £7.5m each.

Lockton Inns is offering 7.5m 25p shares at £1 each but reserves the right to increase the number to 15m depending on the level of subscriptions. The policy of the company will be to acquire a chain of public houses, preferably free houses not tied to a brewer, concentrated in the more prosperous population centres close to the M25, M3, M4 and M5 motorways.

Lockton Retail Stores will also have a big underlying property base operating franchise agreements through owned retail outlets. It has negotiated an agreement with the Leatherland organisation, a big furniture retailer with outlets already established throughout Europe and the US.

Big deals in BES

As with Lockton Inns, the directors of Lockton Retail Stores intend to invest at the same rate as subscribers to the issue. There are no shares with special rights or privileges. But in both cases Guinness Mahon will have an option to subscribe any time prior to March 1992 at a price of £1.60 a share for up to 5 per cent of the company's issued share capital.

Guinness Mahon will also receive commission equal to 4 per cent on the amounts subscribed in each company, plus an annual fee equal to 1.75 per cent of the net assets for further services to be provided. Lockton Retail Stores also reserves the right to consider offering up to 7.5 million more shares, depending on the level of demand.

A FAR MORE modest amount is being sought by a BES fund formed to invest primarily in leisure and communication companies. Audley Fund Management is sponsored by Audley Securities and PKFinans International (UK), the London

Umbrellas offshore

sub-fund of a leading Swedish clearing bank. The fund is open-ended, but the sponsors say they would not wish to handle more than a maximum of £1m at this stage. There is a very low minimum investment of £500.

EQUALLY MODEST is an out of the ordinary BES company called Acorn Hardwoods, which is seeking to raise a further £30,000 by offering 74,499 shares of £1 each at £1.07 each. The company was established in January 1985 to exploit a gap in the UK timber market between the price paid for round logs and for seasoned hoard. It has a management contract with Beecroft Forestry for the use of sawmilling facilities. Details obtainable from Acorn Hardwoods, 2 High Street, Saxmundham, Suffolk.

ON MORE conventional lines is City Shops, which is seeking to raise £3m to launch a chain of High Street shops in London and the South under various franchise arrangements. The first seven shops will operate the H-Plan bedroom furniture franchise. The issue, which is due to close on April 3, is sponsored by the Baltic Asset Management group.

John Edwards

The Best Investment you ever made?



Now make it again.

Few homeowners would argue that the purchase of their own home has been the most profitable investment they have ever made.

The value of central London residential property has easily outstripped inflation, building society investments and the FT Actuaries All Share Index.

Many individuals have not been in a position to benefit from investing in this exciting and profitable market.

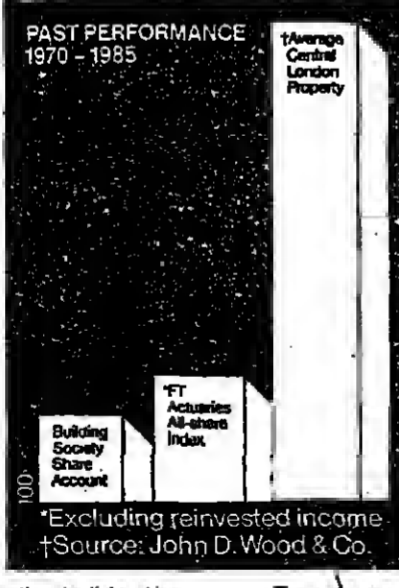
Now through the Schroder Residential Property Bond, you can secure a tangible stake in this profitable yet secure market with £1,000 or more.

A rapidly developing financial centre. As an international business and financial centre, London is an increasingly important base for individuals and multi-national companies.

Prime properties, prime profits. Of all property sectors, high quality houses and flats in the best areas of London - Mayfair, Belgravia, Chelsea and Kensington - have shown, and continue to show, the most sizeable gains.

London is widely considered to offer tremendous growth potential and is generally recognised by both multi-national companies and wealthy individuals as an alternative place not only to invest, but to have a home.

The growing demands of such individuals and companies for a limited supply of prime properties in London is an important factor influencing future growth.



It is in this sector that the Schroder Residential Property Bond will invest.

Expertise for growth and income. Schroder Life will be advised by John D. Wood & Co., a leading London specialist, on the acquisition of suitable properties.

Home from Home Property Management Services Ltd. will advise Schroder Life on the letting potential of proposed properties and will be responsible for the letting and management of these properties.

Independent valuations will be carried out regularly by Jackson-Stops & Staff, also a leading firm of estate agents and valuers.

Your bond in action. The investments of all Bondholders are pooled to provide a fund used to purchase prime residential properties. All rental incomes, after taxes and management charges, are reinvested in the fund. The fund is divided into units which are valued daily.

Remember that the price of units can go down as well as up.

Invest without delay. The managers believe that the prospects for prime residential property are currently excellent as more wealthy individuals and international companies are attracted to London.

You can invest on the ground floor by completing the coupon and returning your cheque (£1,000 minimum) to Schroder Life without delay.

Schroder Residential Property Bond

GENERAL INFORMATION. The Schroder Residential Property Bond is a single premium life assurance policy which can be topped up or withdrawn at any time, and can provide a tax efficient income if required. The minimum initial investment is £1,000, there is no maximum.

the rate of tax to apply to the whole of the profit. You may be able to minimise or even eliminate any tax liability by cashing your Bond during a year when your income is relatively low.

Share Exchange Scheme - The company offers an attractive scheme under which you can exchange your existing portfolio for a Schroder Investment Bond on very favourable terms. Full details are set out in a separate leaflet.

Management Charges - There is an initial management charge of 5% of your investment, which is represented by the difference between the bid and offer prices of the units subscribed to your Bond. Thereafter there is an annual charge, currently at the rate of 1% per annum of the value of the units.

The annual charge is taken into account in determining the price of the units. In addition to the annual charge, all the direct costs incurred in the management of the fund together with normal outgoings associated with property ownership and management will be debited direct to the fund. These include legal costs of purchase and sale, stamp duty, letting and management fees, valuation fees, ground rent, rates, charges for leading furniture etc.

To: Christopher Whitmore, Schroder Life Assurance Limited, Enterprise House, Isambard Brunel Road, Portsmouth, PO1 2AW. Tel: (0705) 827733.

Form with fields for Name, Address, Date of Birth, Occupation, and Signature.

Schroder Financial Management

UNIT TRUSTS LIFE ASSURANCE PENSIONS ASSET MANAGEMENT

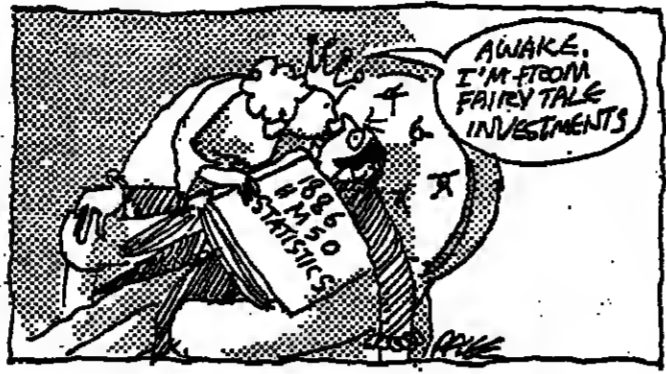
Advertisement for Capel-Cure Myers featuring the CCM logo and text: 'As the Sunday Telegraph said on December 15th, "Capel-Cure Myers has proved itself to be one of the very best stockbrokers for dealing with private clients..."'

Handwritten signature or note at the bottom of the page.

FINANCE & THE FAMILY

Victorian values

When Consols ruled the world



MR TIMOTHY FORSYTE put all his savings in 3 per cent Government Consols—an investment decision despised by his brothers...

year to be a Lloyd's underwriter—the number of British merchant ships: totally lost was only 615, compared with 791 the previous year and 973 in 1881.

three per cent. It had never fallen below 1 per cent or risen above 6 1/2 in the previous 15 years.

City crisis of 1890, when Baring Brothers, the merchant bank, had to be rescued from collapse after leading unwisely to Argentina.

ling more than £40m in circulation in December 1885. The rest were issued by the so-called "country banks," which were either private banks or owned by joint stock companies...

savings banks (forerunners of today's TSB group) topped that with \$46m, but suffered a net withdrawal of funds in 1884-85. The birth of unit trusts was still 50 years away...

Nick Bunker

New Issues

Ambition floats

THE MOST ambitious flotation ever undertaken, the biggest private company ever to go public, and the largest foreign company to seek a primary listing on the London Stock Exchange...

allow are a wealth of little private companies. Merchant banks and stockbrokers report an immodest number of private companies—many valued at between £10m and £20m—lining up to come to the market.

compares to just £3.9bn for British Telecom. Next in importance comes British Airways, which is expected to raise about £800m—£1bn this summer.

formance of the BT float is very unlikely. The Government has come under fire from all sides for underpricing the issue—most recently from an all party committee of MPs...

A retiring portfolio

MANY READERS have asked us to clarify the statement by Noble Lowndes in last week's article on "A retiring portfolio" that the total capital of £55,970 would give a total net income of £10,000 a year.

Table showing the breakdown of a retiring portfolio. It lists various investments like Occupational Pension, DHSS Pensions, National Westminster Capital, etc., and their corresponding income contributions, totaling £10,000.

Lucy Kellaway

Art market

The boom levels off

OPPORTUNITIES for investment in art reached the mass market this week when Sotheby's held its first auction aimed directly at home furnishings. The offerings included furniture, pictures, and ceramics...

is proving erratic and unpredictable and that many of the old shibboleths are unreliable. It has always been said that top quality works of art—pictures, silver or furniture—would always command top prices...

Outside the restrictions of the index there are some interesting special situations. There seems to be an influx of new buyers for Old Masters and especially for Dutch and 18th century Italian pictures...

Indeed, most British works of art have flourished. English furniture is one of the few ingredients in the index to show little fall on a year ago, while English silver is actually outperforming December 1984 (only) 19th century European paintings also show an increase...



Unit trusts will never be the same again.

Advertisement for WestAvon Unit Trusts. It features a large graphic of a bomb with 'NO COMMISSION' written on it. The text promotes two new unit trusts: the British Growth and British Income Funds, and the British Extra Yield Fund. It highlights a 5% commission-free offer and a 10% gross yield. The ad includes contact information for WestAvon Unit Trusts and a coupon for requesting more information.

Advertisement for Hydro-Tech (UK) PLC. It promotes a subscription to the company's shares, offering a 5% discount and a 10% gross yield. The ad includes contact information for Bentinck Investment Management Limited and a coupon for requesting more information.

Advertisement for The Equitable Life. It features the headline 'Top Executives. These Equitable pension plans beat all others.' and describes the benefits of their pension plans, including flexibility and high returns. It includes contact information for The Equitable Life.

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freehold and long leasehold, principally "free houses"

LOCKTON RETAIL STORES plc
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The Directors of each company will pursue a conservative financing
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able to obtain income tax relief at their highest rates of tax in respect of the
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Closing date 15th March, 1986, unless extended.

Tel: 01-623 9333 (24 hour service) for copies of either or both of the
prospectuses or complete the coupon below.

This advertisement does not constitute an invitation to subscribe for shares.

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— Lockton Retail Stores plc

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applications are submitted.

FT/2

FINANCE & THE FAMILY

Offshore funds

Sterling can change the picture

THE CURIOUS tale of the Danish offshore fund managers surfaced in these pages several weeks ago. We disclosed that North Star Investment Fund Danish Bonds based in Luxembourg and managed by Provisbank, Denmark's fourth largest bank, achieved for investors an extraordinary 116 per cent gain in the 12 months up to December 27.

Further investigations — based on figures supplied by Lipper Analytical Services, the research arm of a Wall Street stockbroking firm, show that the world's four best performing offshore funds were North Star, a Bermuda-based commodities investment company called Raminco, a US real estate fund named Noram Secured Income, and Quantum, a global equity fund managed from New York by George Soros.

But on a cautionary note these rankings are based on results in US dollars. Lipper has now supplied us with the same results expressed in sterling. This changes the picture and illustrates the possible pitfalls of investing in an offshore fund in an era of unstable currencies.

Offshore investment funds are usually based in tax havens such as the Bahamas, Bermuda

LIPPER'S TOP TEN OFFSHORE FUNDS 1985

Fund	Gain (Year-end Dec 31)
1 Raw materials and Minerals Investment Company (Raminco)	120.58%
2 North Star Investment Funds Danish Bonds Ltd	84.61%
3 Quantum Fund	77.34%
4 Noram Secured Income (real estate)	73.16%
5 Gemac (equities)	72.94%
6 Investa (equities)	63.79%
7 Swissbar (equities)	62.23%
8 Itac (equities)	62.06%
9 Swissac (equities)	61.19%
10 Unitonds (equities)	61.13%

Figures quoted in sterling. Source: Lipper Overseas Fund Table.

since mid-1984 and tracks more than 700 funds). Raminco gained 175 per cent in dollar terms in 1985 — or 120.58 per cent in sterling after allowing for relative movement between the currencies over the year. But the results may have been freakish. Raminco, which invests in commodities gained from an

usually steep rise in world coffee prices during the past few months.

North Star Investment Fund Danish Bonds (denominated in Danish kroner) performed even better than we first thought: the Lipper table shows that in the year ending December 31 it gained 132.49 per cent in dollar terms.

This is not too surprising. Danish securities markets were generally an enticing prospect for investors in 1985, with the share index rising to record levels and Krona bonds yielding on average more than 10 per cent at the end of the year. More important, the Krona strengthened against the dollar, greatly increasing the value of Krona bonds to dollar investors.

But again, conversion of North Star's results into sterling shows a different picture, with a gain of only 84.61 per cent — somewhat less than the 84.9 per cent gain in Oppenheimer European, a British authorised unit trust.

A more interesting phenomenon was the 121.09 per cent gain in Quantum Fund — but in sterling the results are less impressive, registering on the Lipper table a gain of 77.34 per cent (though this is neverthe-

less still a better performance than nine of the 10 best performing British-based unit trusts listed in Planned Savings magazine).

Most intriguing of all, however, is the case of Noram Secured Income — a North American real estate fund with net assets of about £14m, which was founded in 1970 and closed to new subscribers in 1975 (though there may be a new issue of shares this year). Managed by Montana Trust, a company incorporated in the Caribbean island of St Vincent, with advice from US real estate experts, the fund gained 107.19 per cent in dollar terms in 1985 — and ranks as overall top performer over the past two years and five years.

According to Richard Finckel, a supervisory director, the fund's distinguished show picture, with a gain of only 84.61 per cent, is a reflection of growth from a weak base in the late 1970s, but he remains confident that Noram will remain an outstanding performer. Converted into sterling, last year's gain was 73 per cent better, but not hugely so, than the top ten British authorised unit trusts.

Nick Bunker

Pensions

Think carefully before you act

OVER THE past weeks, we have described the options available to employees on changing jobs to maintain their accrued pension rights in their previous employer's company pension scheme. In summary they are:

- Leave the rights in the old scheme as a deferred pension payable when the employee reaches retirement age of that scheme.
- Take a transfer payment instead of the deferred pension and take it to the new employer's pension scheme, if there is one, and it is prepared to receive that payment.
- Take the transfer payment and invest it in a buy-out annuity from a life company.

How does the employee concerned make his choice? No two cases will be the same. However, the principles involved can be illustrated by the following examples covering a single 40-year-old employee with 15 years service on a £20,000 a year. His old employer's scheme provides 1/60th of final salary for each year of service at 65. The scheme has a record of increasing pensions in payment at about half the rate of increase in the Retail Price Index.

The following examples show how the different options available work out in money terms.

Deferred pension: The initial value of the deferred pension is 15/60ths of £20,000. That is £5,000, of which £300 represents the guaranteed minimum pension.

Payment of this pension is guaranteed. The 1985 Social Security Act requires employers to revalue pension rights earned since the beginning of 1985 in line with the RPI up to 5 per cent a year. The employee needs to ascertain whether his scheme does more than this. If

it does not, the alternative options are likely to offer a better value, though the employer could always change his practice and improve the re-valuation basis.

It is assumed here that the employer revalues all the non-GMP pension in line with the price index up to a maximum of 5 per cent, the GMP being revalued at 8.5 per cent a year.

On this basis, the deferred pension at 65 would be £19,800 and this would subsequently be increased on an ad hoc basis to offset inflation.

Transfer to a new scheme: This is the most difficult option to evaluate, since the ultimate pension will depend on both inflation and the employee's earnings progress in real terms in his new job.

The transfer value of the deferred pension from the old pension scheme as seen from

the previous example was £22,900.

The simplest, though still complex, case would be if the employee were to transfer to a new job at the same salary into a scheme providing similar benefits. In this case, the transfer payment of £22,800 would buy 11 years 3 months added service. This means the employee would be credited with this period of service in his new scheme to add to the 25 years potential pensionable service.

To evaluate this option the employee needs to ascertain his final salary when he reaches 65.

If earnings rise on average by 1.5 per cent more than prices, say 6.5 per cent a year, then the employee's salary at 65 would be about £90,800. The added years would provide a pension of 11.25/60 of £90,800

= £16,987.

But if earnings rose by 8.5 per cent a year, the final salary would be around £141,700 and the added years pension £26,500.

The higher the earnings growth, the better the option of transfer to a new scheme. If the employee is seeking maximum inflation protection with minimum risk, a transfer to another scheme is probably the best option.

Invest in a buy out annuity: This option offers the employee a wide choice of contracts from a host of life companies. It is all too easy to become over-saturated by quotations. Here we have the illustration of a unit-linked buy-out from a leading life company.

The illustrated benefits from the transfer payment of £22,800 are assuming an investment return of 10 per cent a year. A

projected cash sum of £241,000, which secures a level pension of £32,300 fixed in money terms, or a pension which starts at £22,750 and is guaranteed to increase by 5 per cent a year, or an investment yield of 14 per cent, a projected cash sum of £592,000, which secures a level pension of £78,400 or a pension starting at £55,900 rising 5 per cent a year each year, is expected.

The advice to employees changing jobs is simple:

- Get all the facts. This may well involve getting quotations from the pension managers of both the old and the new schemes, as well as quotations from life companies.
- Interpret the quotations with care, in particular make the effort to understand the underlying assumptions.
- Do not be afraid to ask for figures on different assumptions. Only by getting a spread of figures will any picture emerge.
- If employers do not provide this service, the employee can seek independent advice on his own behalf.

Eric Short

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A unique BES opportunity to invest in the exciting and progressive leisure and communications sectors.

Applications to participate will be accepted only on the terms and conditions of the Scheme Memorandum and on completion of the application form attached. For your copy, complete and return the coupon below or telephone 01-408 1234 during normal office hours or 01-491 7700 (24 hour answering service).

To: Audley Fund Management Limited, 65 Duke Street, Mayfair, London W1M 5DH

Please send me a copy of the Audley 1985/6 Business Expansion Scheme Memorandum

Name _____
Address _____

BRIDGE

THIS SLAM hand appealed to me, so I offer it to you.

N.

♠ Q 9 8
♥ Q J 9 8 2
♦ A 10 6 5

W. E.

♠ Q 6 ♠ J 9 8 4 2
♥ 5 3 ♠ 3
♦ 10 7 4 3 ♦ 5
♠ Q 9 8 4 ♠ K J 5 3

S.

♠ A K 10 5 3
♥ A K J 10 7 5
♦ 6
♠ 7

South dealt at game all and bid one heart. North said two diamonds, and South rebid two spades. North gave preference with three hearts, but when South now said three spades to show his 6-5 distribution, North said four clubs, and South bid six hearts.

West led the heart two — without the trump lead South has an easy crossruff. But now, restricted to two spade ruffs, he had to hope that spades would break 4-3, or that the Queen and Knave would drop doubleton.

He cashed the club Ace, ruffed a club in hand, cashed his Ace of spades, and ruffed a low spade on the table. The fall of West's Queen was disturbing, but he ruffed another club in hand and another spade with dummy's last trump. West showing out. He ruffed dummy's club ten, and played his King of hearts.

In the four-card ending West had K, 10, 7, 4 of diamonds, dummy had Q, J, 9, 8, East had A, 5 of diamonds, and J, 9 of spades, while South had K, 10 of spades, the heart Knave and the diamond six.

When declarer played his last trump, East was under pressure. If he threw his diamond five, he would be thrown in with a diamond, and forced to lead into South's spade tenace. To avoid this he discarded the Ace.

Now South led his diamond, floessed the nine, and returned the Queen. West made his King, but had to surrender the last trick to dummy's Knave. Brilliant.

E. P. C. Cotter

If you have half a minute...

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Unit trusts

Japan — land of the sinking fund

UNIT TRUSTS investing in Japan were one of the most fashionable products on the savings market 18 months ago. Scores of investors were swept up by aggressive marketing that exploited the excellent record of Tokyo funds over the previous two years, and by a flurry of new unit trust launches. But today, the vast majority of these investors, many of them first timers, have found their high hopes dashed.

After racing ahead of other unit trust sectors in 1983-1984, Japanese funds slumped in 1985. They managed only a negligible gain of 6.6 per cent over the year—worse than all other groups bar the Australian, commodity and closely related Far Eastern sectors—while nearly half of the 40 Japanese funds operating throughout 1985 lost their unitholders money.

Hardly an auspicious effort for a group billed only a few months earlier as the investment of the 1980s.

Even more galling has been the failure of most of these trusts to match the local market indices. The Tokyo New Stock Exchange Index galloped ahead for much of the year, reaching an all-time high in the summer and turning in a 14.6 per cent gain for 1985 as a whole. But only four unit trusts matched up growth of more than 10 per cent.

What has gone wrong? Currency behaviour can be blamed for the poor showing by many overseas funds last year—but not in the case of Japan trusts. The pound's sharp rise in the middle part of the year certainly had a drastic impact on sterling-denominated funds, especially as few had hedged their Yen exposure.

But recovery by the Japanese currency in the wake of the September Group of Five meeting left the exchange rate at Christmas roughly on a par with its level a year ago. So British investors were little affected over 1985.

More important—and worrying—has been the apparent inability of fund managers to pick the right stocks. Many were caught unawares by the Japanese market's recent split into two tiers, characterised by heavy buying of domestic-oriented companies and a major sell-off of huge chip exporters, the traditional haven for foreign investors in Tokyo.

Exporting companies, especially in the electronics sector, have been hit by the slowdown in the American personal computer industry, which accounts for almost 50 per cent of Japanese semiconductor exports.

More recently, trade friction with the US and the appreciation in the value of the Yen

and delaying a move into domestic stocks until the autumn.

Abbey's £100m Japan Trust, still second over three years, made a similar error. "We persisted with international stocks for too long," Abbey investment chief Paul Laband admits.

What of the prospects? Fund managers have been heartened by a bounceback in electronics shares since October, which saw many high-tech exporters climbing 20 per cent to 30 per cent. There are glimmers of hope in the semiconductor market and, though the latest rally is widely dismissed as a technical reaction to overselling, many feel that better times lie ahead.

MIM's Barber, who has moved 25 per cent of his portfolio into exporters in the past few weeks, says: "It will still be sticky in the next quarter for the technology sector, but we are now past the worst."

Few unit trust pundits, however, are recommending Japan for 1986. Economic growth is forecast to slow to below 3 per cent in 1986 and corporate profits to stagnate for the second successive year, because of subdued domestic demand and the effect of the stronger Yen on exports.

There is still enormous institutional liquidity underpinning the stockmarket, but domestic shares are not expected to stage a repeat of last year.

The lesson for investors must be to pick their fund carefully, according to their view on domestic and export stocks, and take a long-term view of Japan's prospects. No one now pretends it is simple to make a quick kill-off in Tokyo.

Martin Winn

Root and branch of the matter

In "Briefcase" on November 16 under the heading "No liability for damage" was an answer which nags away at me. Can it be right?

The answer states that if an inspection of no danger from trees is reported there would be no liability for damage.

In other words it seems to say that the household is exonerated because he took advice. What about a claim against his advisers?

My position is similar, in that I believe advice is sought on occasions by my neighbour and some of the large forest trees 50 yards away are dealt with.

But the "weed" trees which have grown along the border—and others—do not seem to have the same case, for there are dead branches which could cause damage. I say "weed trees" advisedly as anything that takes root is allowed to grow. Where possible I cut back overhanging branches so that they do not actually hit my house in every wind.

But certainly falling branches could damage and tree roots are forcing my drive up.

The reason for saying that no claim arises if there is no damage is that the courts award money compensation for damage actually suffered, not for that which might have occurred, but has not been shown to have happened. Technically, it is open to you to seek an injunction to require

the owner of trees which extend into your property to abate the nuisance, but in practice the courts are not likely to grant such an injunction (which is a discretionary remedy) where a simple form of self-help will achieve a result. An injunction would probably be granted if you could establish that there is a real risk of damage from falling branches even though none has yet fallen, ie. if an expert can say that the tree is unsound.

A free explanatory pamphlet IR55 (Bank interest: paying tax) is obtainable from the Inland Revenue Public Enquiry Room, Somerset House, Strand, London, United Kingdom WC2R 1LE. Unfortunately, it tends to overstate the oddities of the CRT scheme.

People coming to the UK to become resident but not ordinarily resident, however, still need to be aware of the preceding-year basis on bank interest, etc.

I am non-resident for purposes of UK tax on interest credited to UK deposit accounts, etc. Would you please confirm that I have correctly understood the dates to avoid paying the preceding year's basis of tax assessment as follows:

If I transfer my funds to an offshore account before April 5 1988 and return my funds and take an UK residence after April 5 1989 would I avoid paying any tax whatsoever? The introduction of the composite-rate tax scheme for UK bank deposit interest from the beginning of the current tax year (April 6 1985), means that people coming to the UK to resume ordinary residence no longer need to close their UK bank accounts in anticipation. The fact that your rate of interest will be substantially reduced in 1989-90 (because of the bank's liability for composite-rate tax) will prevent the pre-

ceding-year basis from being imposed for that year onwards —by virtue of paragraph 6 (5) of schedule 8 to the Finance Act 1984.

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My note attached to the transfer signed by me said that liability was not accepted etc. Am I obliged to pay for the shares?

Are my detailed contemporaneous notes enough to fend off his threats of Court? What are his chances of success? (he is a very vague fellow).

If you can establish that your instructions were to purchase at a maximum of 170p, you would not be obliged to pay for the shares or pay commission. Contemporaneous notes will be crucial, and you will need to be able to convince the Court that the notes were indeed contemporaneous. If the broker does not himself have contemporaneous notes, yours are likely to prove conclusive.

Having found it difficult to rent a flat in central London as an individual, I have decided to form a company solely for this purpose, (or alternatively to purchase one "off the shelf"). I understand that I will have to engage auditors (for a hefty fee) each year to draw up accounts which I am obliged to submit to the Registrar of companies. In view of the fact that the company will not be engaged in any form of trading, is it possible to avoid this requirement in any way—perhaps by forming an unfiled company?



The requirements as to auditor and laying accounts before the annual general meeting apply to companies limited by guarantee as well as to those limited by shares.

Without my worldly goods

I am 65 my wife is 66 we have one son 33 married nearly 6 years. We accepted an invitation from our son and daughter in law for Christmas and we neither liked what we saw or heard. Our opinion is the inevitable will eventually happen.

I want to make a will. Is there any way my wife and I can leave our estate to our son without his wife claiming a share should they decide to divorce.

You can achieve an approximation to what you want if you will set up a trust which is discretionary trust with you son and one or two others objects of the discretion. If people whom you can trust follow your wishes as to trustees.

No legal responsibility can be accepted by the Financial Times. The answers given in these columns are not to be construed as an offer of insurance.

Company to find a flat

Having found it difficult to rent a flat in central London as an individual, I have decided to form a company solely for this purpose, (or alternatively to purchase one "off the shelf"). I understand that I will have to engage auditors (for a hefty fee) each year to draw up accounts which I am obliged to submit to the Registrar of companies. In view of the fact that the company will not be engaged in any form of trading, is it possible to avoid this requirement in any way—perhaps by forming an unfiled company?

Transferring funds

I am non-resident for purposes of UK tax on interest credited to UK deposit accounts, etc. Would you please confirm that I have correctly understood the dates to avoid paying the preceding year's basis of tax assessment as follows:

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Commission to broker

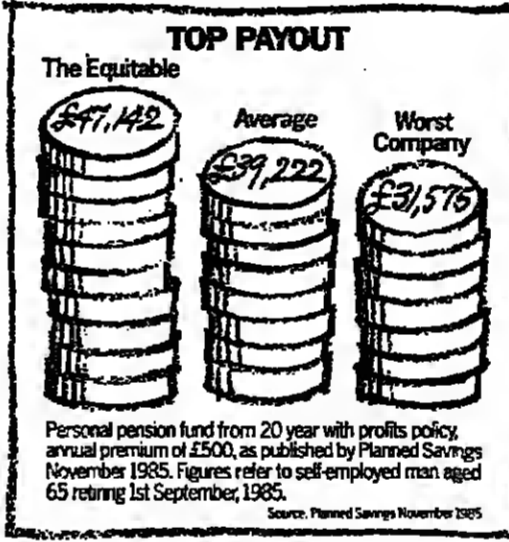
I telephoned my broker in May 1985, asking him to buy shares at maximum price of 170p. He buys at 180p, without my authority. Also, he fails to check my address, consequently no paperwork reaches me until September (as he used the last address but one). By this time, I had guessed that there was no joy at 170p or less. The shares were useless anyway and fell down to 45p. If he had got the contract note (at 170p) to me on time, the shares would have been quickly sold for obvious reasons. I assumed that he had done me a favour in not proceeding. He has now sold the shares and expects me to pay for the loss and his commission!

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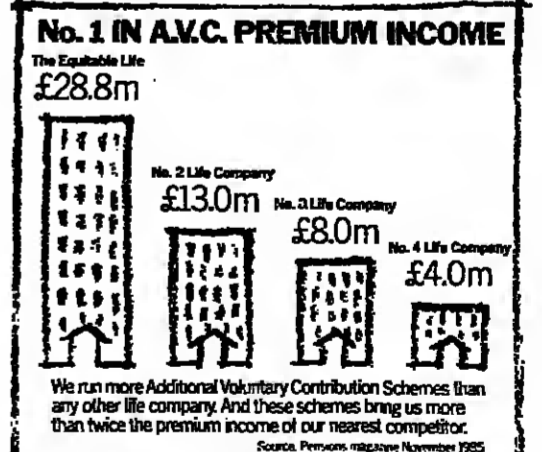


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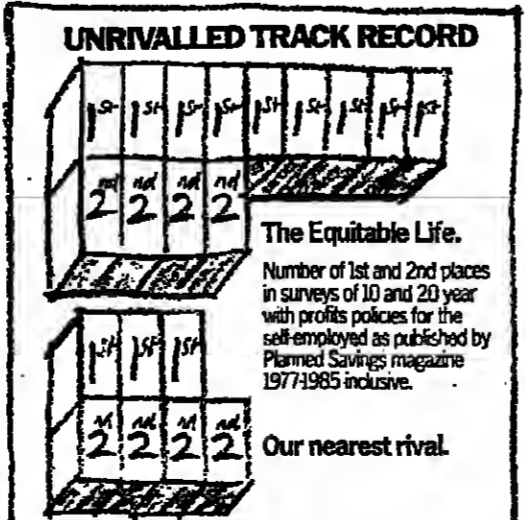
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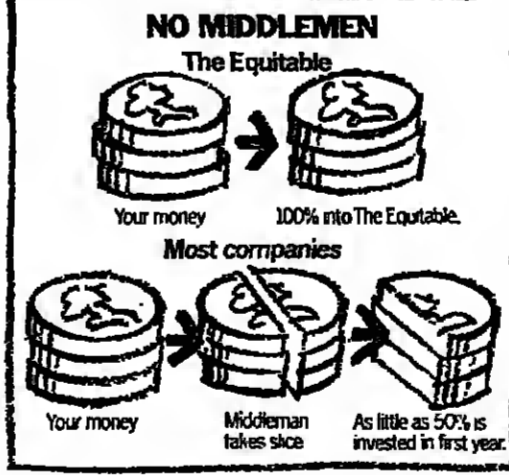
Next, you must satisfy yourself you won't be pouring money, year after year, into a company which will pay out a fraction of what could have been achieved elsewhere.

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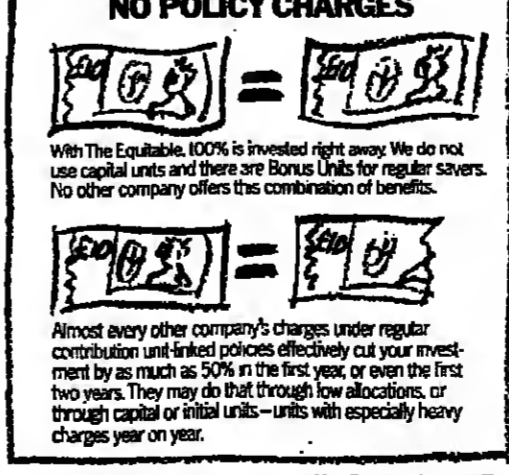


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Figures to January 1. Offer to bid, net income reinvested. Source: Money Management

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THE GRANVILLE CAPITAL UNIT TRUST

FINANCE & THE FAMILY

Powers of attorney

Saner approach to senility

JUST AS making a will sometimes gets put off for the simple reason that few enjoy focusing on their mortality, so making arrangements for the grim possibility of becoming senile or mentally incapable, is rarely uppermost in anyone's mind.

The Enduring Powers of Attorney Act, 1985, which comes into force in March, will make the legal position for coping with such events very much easier. It is in the willing and trusted relation or friend to create an enduring power of attorney as a matter of course rather than as an emergency measure leading up to a crisis.

Under the present system, based mostly on case law, a power of attorney becomes invalid as soon as the individual who makes it becomes mentally incapable. The Court of Protection then has to be brought in to appoint a receiver—a process which involves time and money. Under the new Act sane individuals have the right to create an enduring power of attorney which will survive any subsequent changes in their mental state of health.

Forms to create an enduring power of attorney have been designed to be straightforward and easy to fill in. Only when the donor of the enduring power of attorney is judged to have to be registered by the attorney at the Court of Protection.

This is where some of the new Act's safeguards come into play. Before he can register at the Court of Protection the attorney has to inform the person he believes to be incapable (and should they think they are perfectly capable they can object and tell the Court of Protection), certain relatives—starting with the individual's husband or wife and ending with the children of his uncles and aunts, "of whole blood"—also have to be notified.

The forms giving formal notice of registration are easy to follow and designed to be used by the layman. Any of those given formal notice, or indeed anyone else, can object to the Court of Protection about any misuse or abuse of the enduring power.

The Court has extensive powers to demand to see the accounts of an estate being looked after under an enduring power.

However, until the Court of Protection receives any objection to the registration or subsequent abuse of an enduring power, it has a passive role. Thus, in the unlikely circumstances where an individual finds himself without any family or any close friends, he would have to be extremely certain that his chosen attorney is trustworthy.

The Enduring Powers of Attorney Act 1985 will come into force on March 10. Pamphlets giving guidelines will be on sale at HANSO and major newsagents.

If the Court of Protection decides that the attorney appointed under an enduring power is unsuitable it will cancel the power and, possibly, appoint a receiver. When an individual recovers from a serious accident affecting mental capacity or from a bout of mental illness the Court of Protection will, if asked, "unregister" the power without actually interfering with the original enduring power of attorney.

By creating an enduring power of attorney individuals do not necessarily have to let the power take over immediately. They can specify for instance, that they want the enduring power to take over only if and when they become mentally incapable.

If the person granted the power of attorney is a professional fees can be charged for the work involved. A friend or relation can also charge expenses.

As soon as the finer details of the rules and regulations have been finalised, law centres, citizens advice bureaux and charities such as Age Concern will be armed with forms and explanatory pamphlets.

The aim is to make the enduring power as accessible as possible. It is hoped to make it appeal to a much broader spectrum of people than those interested only in coping with the estates of doddering parents who appear to be on the brink of senility.

Jane Owen



Glebe Farm: A 15th-century farmhouse in Ashford, Kent, on sale for about £194,000



The Garbo approach: An £87,500 former gamekeeper's lodge for those who value privacy

The cost of a dream

FOR MANY people, their dream residence is a house in the country. They see in their mind's eye areas of lawn, rolling meadows looking across a distant view of hills, woods or the sea.

However, to bring that dream to reality requires the search to find the house that meets, or almost meets, those requirements and then the large financial arrangements to pay for the dream.

These are two different objectives requiring two different types of professional expertise. So from the beginning of this month leading estate agents Strutt & Parker, who will find you that house,

has linked up with Willis Faber & Dumas (UK), the financial planning arm of leading insurance broking group Willis Faber, who will arrange your finances to meet the cost.

Make no mistake, this is very much an upmarket operation. The scheme relates to house values of at least £100,000—situated in the country. So financial planning is essential for many such housebuyers.

Simon Batt, a director of Willis Faber & Dumas, states that in his experience people buying houses in this price bracket are far more reluctant to discuss financing the deal. They seem to prefer discussing the matter quite separately from the actual buying of the house.

Willis Faber will handle the complete transaction from finding the mortgage finance—no shortage of funds claims Simon Batt—to designing the mortgage repayment package.

Here, Simon Batt claims that the service offers complete flexibility over repay-

ment. There is no obligation to use any particular method and certainly no absolute requirement to take out a life or pension policy to repay the mortgage.

The service will provide help for the housebuyer up to a certain stage free of charge. Thereafter, the housebuyer would be charged fees on a stated basis. The position over fees would be made perfectly clear to clients before any commitment. If any commission is received, then no fees would be involved.

Willis Faber can also arrange the house insurance, through the general insurance side. With the type of house involved, the insurance would be individually rated, with the insurer certainly requiring adequate alarms and security devices.

Both Strutt & Parker and Willis Faber & Dumas operate throughout the UK. So wherever your dream house is situated, this new service is available.

Eric Short

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FT 8/2

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Holiday homes

How to achieve a happy release

BUYING a holiday home presents the purchaser with an immediate dilemma: whether to let the property during the owner's absence and encourage the property to pay for itself; or forgo the hassle of letting, and accept the purchase as a necessary luxury with a possibility of some capital appreciation.

When time-sharing first appeared it seemed as though this could provide the perfect answer. But, for a mixture of reasons, time-share failed to please everyone.

Developers have now turned back to an old idea—sale and leaseback—to tackle the problem. After purchasing their apartment, the new owner leases the property back to the developer who lets it out.

The largest exponent of this idea in France is Pierre and Vacances. They offer purchasers 25 per cent off the asking price of an apartment. In return, the purchaser leases back the flat for 11 years to Pierre and Vacances, who let the apartment for all but six weeks of the year when the owner is entitled to use it.

While the owner of the flat receives no rental income from his apartment, he also has no running costs to pay. Everything, including electricity, hot water, cleaning and repairs (but excluding rates) is seen to and paid for by Pierre and Vacances. So the owner enjoys his six weeks' holiday use of his flat free of bills or maintenance.

Although purchasers receive a 25 per cent discount, the property's value on the title deeds is the full asking price so if the flat holds or increases its value over the 11 year period, there is the chance of a reasonable capital gain.

The owner of an apartment is free to sell at any time, even during the leaseback period; but the purchaser takes on the

leaseback with the discount reduced in proportion to the number of years left to run.

Because Pierre & Vacances operates a large self-catering holiday business successfully, they seem to have been able to make this formula, called "Nouvelle Propriété," work efficiently and profitably. They now have developments in 37 French resorts in the mountains and on the coast, so owners can swap weeks with other areas. It is also possible to exchange flats.

Other developers, who build and run developments where they can be sure of high occupancy all year, are also experimenting with different formulas to encourage people to buy holiday accommodation and let it out.

In 1984, the Pinoverde development of the Pals golf course near Begur in Spain, the developers of the golf village introduced a rent-back scheme. If purchasers agreed to rent

back the villa to the developers for five years, they received an annual income of £2,500 per year for the period, or a lump sum in advance of £8,181 (£14,500,000) deducted off the sales price.

Like Pierre & Vacances, the agreement frees the purchaser from all running costs (except rates), but if he wants to use the house during the five year period, rent is payable.

The obvious disadvantage of this form of "rent back" is that there is no increase in the "rent" over the five-year period for the owner, and the purchaser still has to pay for his holidays.

Purchasers considering any form of leaseback arrangement must be certain that the organiser of the scheme has a proven record in letting, as the whole arrangement depends on a guaranteed rental income from the property.

Amanda Seidl

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FT 8/2

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Building Societies

From next January, the building societies will be able to offer a number of new services to customers. But the uneven pace of deregulation in the financial service sector has brought with it many problems

Pace of game quickens

By Clive Wolman

FINANCIAL PRESSURES are forcing the larger building societies to regard the new services they will be allowed to offer from next January as more of a lifeline than an optional extra.

Over the last year the societies have faced an onslaught from outside competitors on their two traditional markets, for savers' deposits and residential mortgages.

After steadily losing their share of individual savings to the building societies for more than a decade, the banks struck back last winter. They have launched a variety of popular high-interest accounts with free-if-in-credit banking and re-opened many of their branches on Saturdays.

At the same time, the mortgage market has been flooded with new entrants in search of profitable niches: clearing banks, foreign banks, merchant banks and insurance companies.

As a result, according to stockbroker Quilter Goodson in a report published last month, the societies are likely

by this year or next to be suffering an operating loss on their primary business for the first time in their history.

However, most critics of the building societies fail to identify a root cause of many of their current problems. The critics often suggest that the societies' low, and declining, return on capital is the result of poor management. Mediocre managers, the argument runs, have been sheltered for generations by strict Government regulation and demarcation in the financial sector, by the societies' interest rate cartel and by their lack of accountability to shareholders. Such managers may now prove incapable of getting to grips with the new challenges.

Building societies certainly have a lot to answer for, in terms of the service they have provided to mortgagors over the last few decades. In return for paying subsidised interest rates, building society borrowers had to suffer lengthy queues for funds, demanding and arbitrary loan qualifications and equally arbitrary penalties if they choose one type or size

of loan rather than another.

Mortgage departments were guilty of a remarkable lack of innovation. Throughout the era in which the building society cartel monopolised the market, borrowers found it difficult or impossible to obtain pension mortgages (especially those who were in company pension schemes), index-linked and low-start mortgages, mortgages transferable from building to building or from owner to owner, and any of the other types of mortgage actively marketed, for example, in the US. Only recently, since the demise of the cartel, has the range of mortgage products been widened.

By contrast, in the savings market, the building societies, assisted by strong support from their (non-minimised) staff, gained supremacy over the banks during the last decade by being more sensitive to customer requirements. They offered longer branch opening hours, fewer charges and penalties and a greater choice of savings accounts.

Although building society

management costs have risen much faster than inflation over the past decade, they still compare favourably with the banks, even after allowance is made for the banks' more costly range of services.

And most observers would agree that, in terms of foresight, imagination and drive, the top executives of the largest building societies are no longer at a disadvantage alongside their counterparts in the retail banking divisions of the clearing banks.

The real difficulties of the building societies arise from the uneven pace of deregulation in the financial services sector and from the peculiarities of the UK tax system. The building societies' dilemma was summed up in the last four months of 1985 when they were having to pay interest rates to depositors which were as much as two percentage points above the banks' base rates and other wholesale money market rates. In other words, the finance director of GEC was being offered a lower gross rate of interest on £100m of his company's cash than he was on

£100 of his children's cash in a building society.

Although widely regarded as a temporary aberration, there are sound commercial reasons for this phenomenon which arise from the different tax position of retail and wholesale depositors. A composite rate of tax is deducted at source from the interest paid to individual depositors. By contrast, the depositors in the wholesale markets often pay no income tax, sometimes because they are tax-exempt institutions like pension funds or, in the case of many Eurobond holders, for less respectable reasons.

In effect, the suppliers and takers of funds in the wholesale markets split the benefit of the tax exemption between them and this is reflected in a lower rate of interest.

Thus in the newly deregulated UK mortgage markets, banks and other intermediaries have been able to pay out interest (on the funds they have raised) free of tax while receiving interest (from home-purchasers) on which tax relief can be claimed. The Inland Revenue's loss is, at least partly, their gain.

Although the Government's de-regulation policy is supposed to create "a level playing field" on which competition can flourish, the building societies can only participate on the fringe of this game. Their ability to tap the wholesale money markets is severely restricted. They were able to issue Eurobonds for the first time in October—and the larger societies jumped in with enthusiasm. But they will be permitted to raise no more than 20 per cent of their assets from such non-traditional sources even when the Building Societies Bill takes effect next year.

Consequently, building societies are in constant danger of finding their mortgage rates undercut by wholesale funders. And they are also unable to widen their interest rate margin by pushing down the interest rates to their savers because of the competition from tax-privileged National Savings products and the banks.

Early last year the large clearing banks decided to pay higher interest on some of their savers' deposit accounts than they pay in the wholesale

markets. Their reasons were that retail funds have the advantage of low (but increasing) volatility and, more importantly, that deposit accounts can be used as loss leaders to attract customers to the bank in the hope of selling them other highly profitable services such as personal loans and credit cards.

Here again the unevenness of the playing field is highlighted. For building societies have few opportunities to cross-sell other services to their customers. Even the large commission income they have generated from the sale of endowment mortgages since 1983 is likely to tail off.

The Building Societies Bill will give them more scope by permitting their move into insurance, estate agency and other house-buying services, into other EEC countries and into second mortgages and unsecured lending.

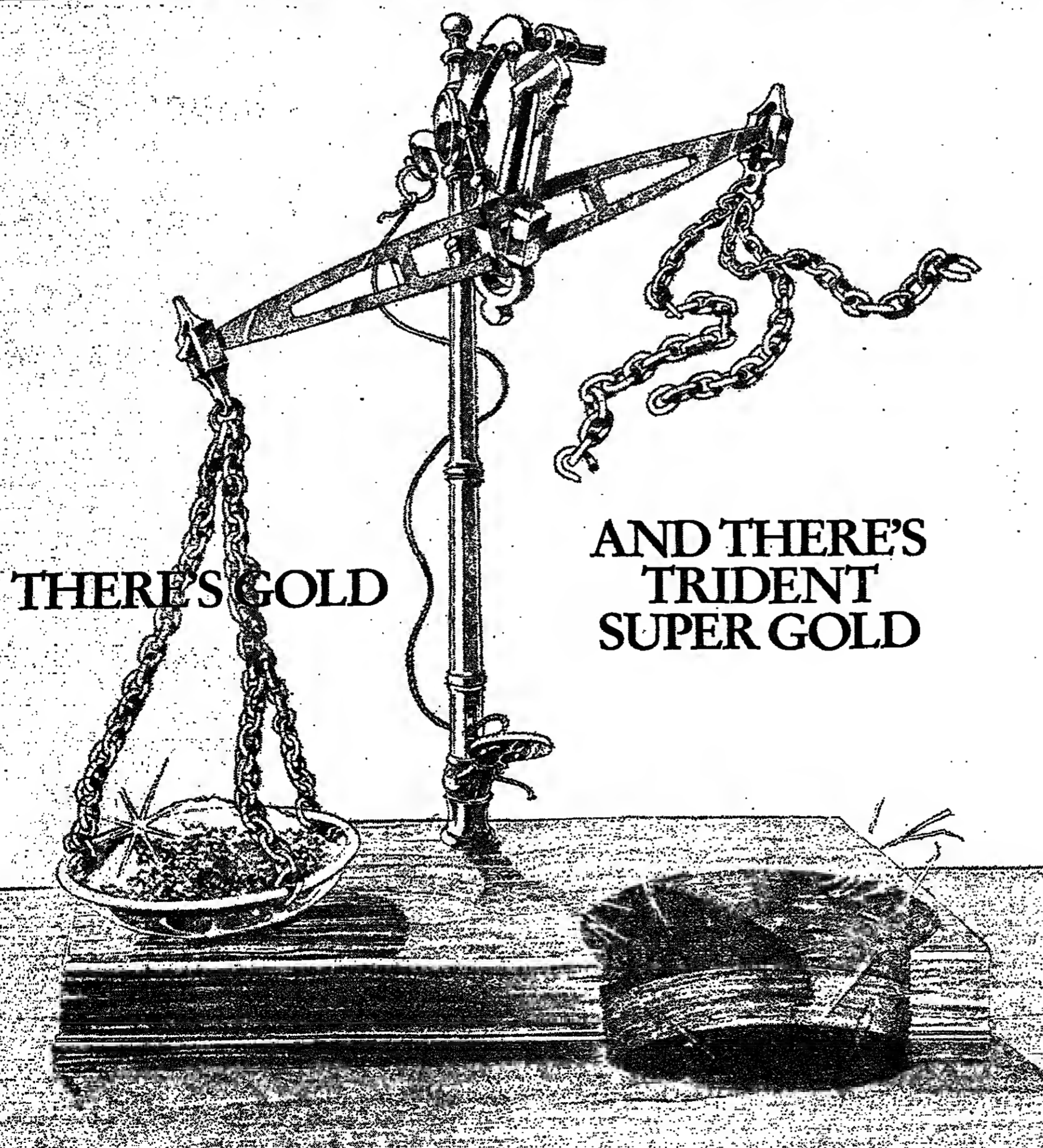
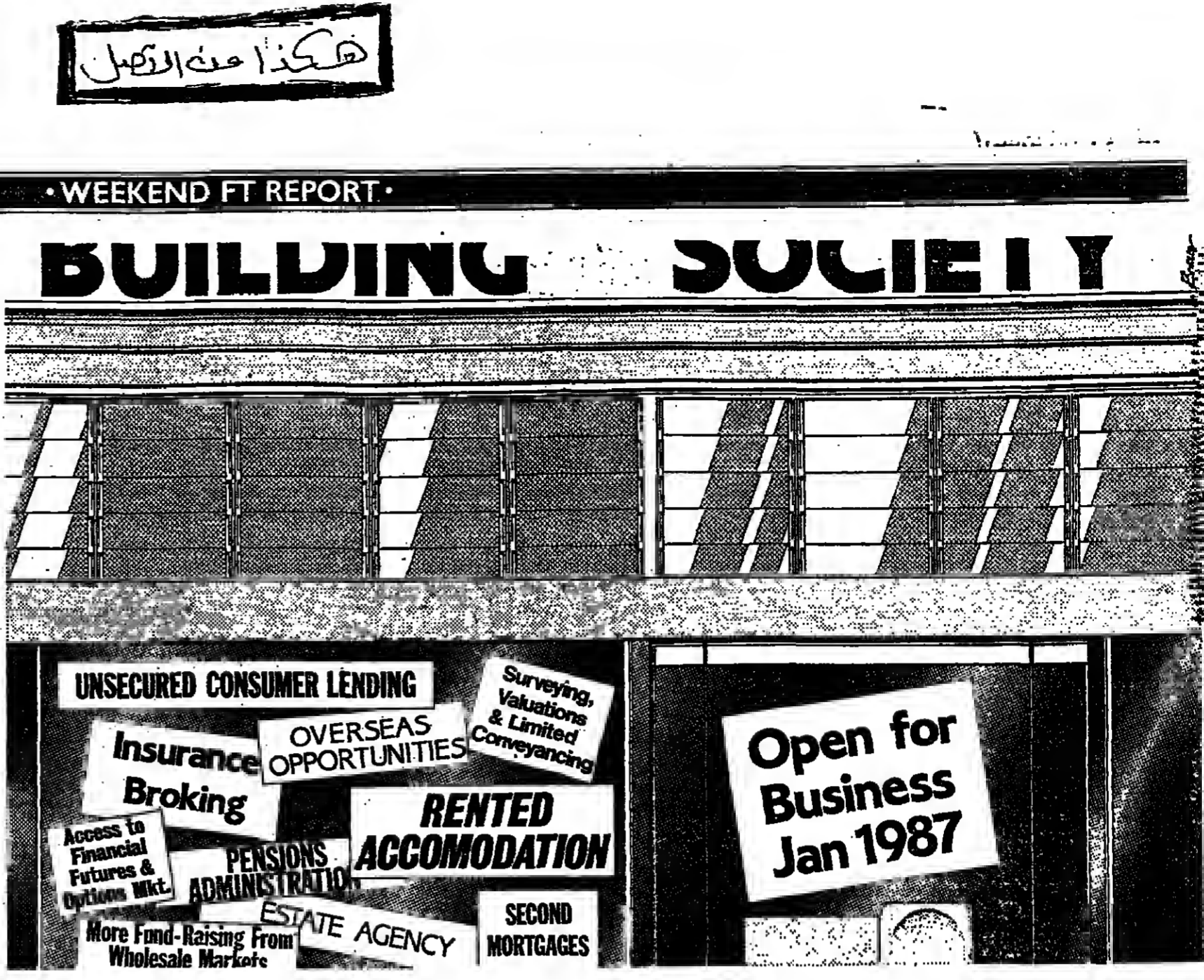
The Quilter Goodson analysts reckon that the profit margins on unsecured lending are so high that if in 1984 the societies could have switched 5 per

cent (the maximum permitted) of their advances from mortgages to unsecured lending, their operating income would have doubled.

Nevertheless, only the larger societies which have substantial management resources will be permitted to move into the new areas—and the limit imposed by the Bill are strict.

By next year, a building society should have two other ways of boosting its operating income. One is to by-pass the 20 per cent restriction on whole sale funding by use of secondary mortgage markets. The society's function would remain the traditional one of originating and servicing mortgages but it would no longer hold the asset on its own balance sheet.

The alternative is to convert to a public limited company and escape the restrictions on building societies. However the route to company status proposed in the Government's consultative document published in December is so arduous that, unless the provisions are relaxed in the Bill, at the earliest, the societies are likely to be deterred.



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Savings Products

Fierce battle is likely to intensify

BANKS AND building societies have begun to eye one another with more wariness than in the past, suspicious of any whiff of a new attempt by the competition to woo the private investor.

Competition has intensified in the last year, and promises to get more fierce still in the run-up to the enactment of new legislation permitting building societies a wider role in financial services next year.

The imposition of Composite Rate Tax (CRT) at 25.5 per cent on interest paid on individuals' bank accounts last April brought to an end the banks' long-standing complaint that CRT on building society accounts had allowed them to pay a higher rate of after tax interest.

Once banks were obliged to pay interest after deducting CRT, however, they were cut out of the non-taxpayer market. They made the most of it by concentrating on higher-interest accounts, where savers could get rates close to those available in the money markets.

High-interest cheque accounts offered by the banks typically require high initial deposits of £2,000 or more, with an improving rate for bigger balances.

National Westminster Bank's highly popular "Special Reserve" account, for example, was recently offering a gross equivalent rate of 12.87 per cent on deposits between £2,000 and £10,000, rising to 13.03 per cent on balances of £10,000 and over.

While instant access is a major source of the appeal of such accounts, their requirement of high balances and, in some cases, of minimum transaction sizes as high as £250, are negative features from the point

of view of the investors. The building societies have not been slow to come to this conclusion, offering instant access high-interest accounts of their own with lower minimums and tiered rates.

The Woolwich, for example, was recently offering a prime instant access account with a minimum investment of £500 accruing interest at a gross

societies' profits, which fell for the first time in five years in 1984.

Along with other building societies, the Woolwich has also recently introduced an automated teller machine (ATM) account, with 50 machines in the home counties. It plans to be linked into the matrix system of ATMs to be launched at the end of

ment service with no charges. The account, recently offering a true rate of 7.12 per cent on balances up to £2,000 and 8.20 on balances over £2,000, pays interest twice yearly. ATMs are available at virtually all hours, with 357 already working.

The Halifax says it has already begun to recoup the costs involved in installing these ATMs, but the size of

building societies intend to explore, albeit cautiously at first.

They seem determined to cultivate a new image which effectively straddles both old and new — on the one hand, the "friendly" approachable society that responds to customer demand, and on the other the innovator forging ahead with financial services.

Financial counselling is seen as an increasingly important area for the societies, and most of the major societies are looking at the possibility of providing such services. With automation replacing the need for tellers, an expansion into personal counselling is seen as an exciting new field.

Heightened customer awareness of the advantage in shopping around for the best interest rates and facilities, coupled with increased competition, have led the societies to place a high priority on advertising and marketing.

One of the leading building societies suggests that the customer's traditional perception of building societies must be retained if the societies are not to lose long-standing customers while attracting new ones. "If you do things with too much of a commercial hat on your head, you could lose your bread and butter," says another.

More traditional mortgage lending is likely to remain the "bread and butter" for most societies. Competition in this area remains a high priority, as the Abbey National revealed last month with a new loan guarantee certificate allowing house buyers to convince vendors of the seriousness of their intent to purchase.

Dina Thomson

There has been strong growth in prime and high-interest accounts, as penalties for early withdrawal of funds have been phased out. By the end of last year, only around a quarter of savings placed with societies remained in ordinary share accounts

equivalent rate of 12.86 per cent, rising to 13.57 per cent on investments over £10,000.

Prime, or high-interest accounts have been steadily drawing the bulk of investors' money, as the penalty for early withdrawal has been phased out on many accounts.

According to the Building Societies Association, at the end of 1983, just a quarter of savings in building societies remained in ordinary share accounts.

Ordinary share accounts held 45 per cent of savers' funds at the end of 1983, falling to 32 per cent at the end of 1984. The more competitive rates of interest paid by the societies, along with the high cost of new technology investment to modernise their operations, have taken their toll on the

February by the Leeds, Anglia, and Bradford & Bingley.

All the major building societies see increasing numbers of ATMs, with additional services such as standing orders and direct debits, as a major growth area for the future. The Leeds estimates that it needs 400-500 ATM machines throughout the country to cover adequately its membership.

The number of ATMs installed by building societies so far is still relatively small, with one exception. Halifax's Cardcash account, launched in 1983, now numbers 970,000 of a total 10m accounts. The Halifax describes it as a "very simple money management service available out of hours."

Cardcash is one of the few accounts that offers a bill pay-

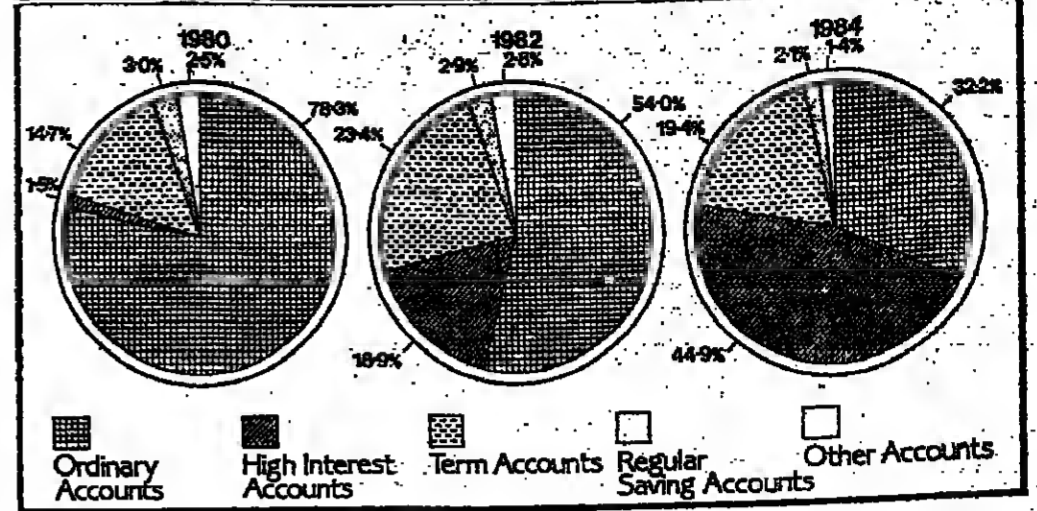
such fixed costs is undoubtedly a deterrent for many of the smaller societies considering their installation.

In order to expand their services while staying within the confines of the existing legislation, some building societies have linked up with banks to provide cheque account facilities, and in some cases, a credit card.

Building societies say that customer research suggests substantial interest in operating cheque accounts. Under the new legislation's allowances for unsecured lending, large societies may be able to compete with banks' overdraft facilities to customers.

Overdrafts to tide people over a short-term financial squeeze are a service the major

BUILDING SOCIETY SAVINGS ACCOUNTS



Cash Transmission Services

Much ground has been lost to the banks

BEING ALLOWED to provide more banking facilities, as proposed in the Building Societies Bill, is one thing but taking practical advantage of this new freedom is a different matter.

If the building societies are to compete with the clearing banks, then they will have to offer competitive services. In particular the ability for customers to draw out, or deposit, money easily and quickly round the clock, not just during business hours.

So far the building societies are way behind. The banks have developed national networks of cash dispenser machines, linked to the clearing system, and are now rapidly moving into providing more sophisticated services offering financial and information as well through automated teller machines.

The building societies have taken only the first tentative steps. Many of the individual societies issue their own cash withdrawal cards, but there is still a long way to go in establishing a national network like the banks.

This month sees the launch of Matrix, one of the two leading contenders to promote automated teller machines for building societies. Matrix is the name for the national network of ATMs set up by Electronic Funds Transfer—a company established in October 1983 under the auspices of the Building Societies Association, but now completely independent.

Seven of the top 11 building societies are founder members. These are Alliance and Leicester, Anglia, Bradford and Bingley, Bristol and West, Leeds Permanent, National and Provincial and the Woolwich.

The plan is that each individual member society of Matrix will issue its own cards and operate its own proprietary system. They will also be connected to other members of Matrix through the IBM value added network (VAN) system providing network control and settlement facilities. All the Matrix terminals will have facilities for cash withdrawals, deposits of cash or cheques and checking account balances.

The machines will initially be open seven days a week from seven in the morning until 11 pm. As each society expands its own network, the sharing arrangement should increase to more than 1,000 machines countrywide during the next two to three years.

In addition plans are underway to extend the system to other financial services, including cashless and chequeless shopping, known in short as Etpos (Electronic Funds Transfer at Point of Sale).

One of the Matrix members, the Anglia, in fact launched Britain's first pilot Etpos scheme in Northampton last autumn signing up a variety of retailers, restaurants, garages, etc to provide cashless shopping facilities. The introduction of this first large-scale cashless shopping experiment was something of a coup for Anglia since it had ventured to push ahead into ground where the banks have been somewhat reluctant to tread.

Anglia is one of the three societies (the others are Bradford & Bingley and Leeds Permanent) who start operating on the Matrix network this month with some 100 shared machines between them. The Woolwich will join next month bringing a further 49 machines and by the time all seven member societies are on stream by the end of the year there will be 415 shared terminals.

Cardholders will be able to withdraw up to £250 a day from terminals belonging to Matrix members. Once the system is operating, other building societies will be urged to join and increase the number of machines.

Meanwhile, however, there is powerful competition to Matrix from a rival organisation, Link, which aims to install over 1,100 automated teller machines by the end of 1987. Link is a somewhat different animal. Its board includes as founding members Abbey National, Nationwide, Co-operative Bank, National Girobank in partnership with Funds Transfer, Sharing — a



The Abbey National building Society will have some 300 automated teller machines in operation by the end of this year. With software supplied by CAP, these ATMs can take deposits, as well as dispense cash and answer balance inquiries

licensed deposit takers, charge card companies (American Express and Diners Club) and other financial concerns, including Citibank, and several of the smaller building societies.

Members of Funds Transfer Sharing combine their own networked switching computer facility and the other four founding members have their individual switching arrangements.

In December, for the first time ever, according to Funds Transfer Sharing, two building societies started shared transaction facilities. An automated teller machine in Chesham owned by Britannia Building Society issued cash to a member of the Yorkshire Building Society.

Shortly afterwards a Britannia member was able to withdraw money from an American Express machine at Euston station in London. Abbey National was one of the first Link members to start an ATM network with the Abbey.

John Edwards

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Mortgage Market

Pressure on managers and first-time buyers

THE distintegration of the building society cartel and the opening up of competition in the mortgage market over the past five years has produced two principal victims — the traditional building society manager and the first-time buyer with a small home and small mortgage.

Building society managers have been accustomed to managing only one side of their balance sheets. Whatever funds they could raise from savers within the constraints of the interest rate cartel, there was nearly always a long queue of borrowers outside the branch doors waiting to receive them.

Now, however, branch managers are discovering that their customers will go elsewhere if their restrictions are too niggling, their service not speedy or their interest rates too high. Fixing savers' and borrowers' interest rates to match supply and demand now requires great finesse.

According to Mr Mark Bolout, deputy secretary general of the Building Societies Association: "There is plenty of money around and for the first time since the 1930s, the building societies have started advertising."

What has saved the societies from becoming a wash with unwanted funds has been the steady growth in overall mortgage demand, fuelled partly by the continuing council house sales and rise in owner occupation, and partly by the increasing willingness to use a mortgage to finance consumer spending.

The first-time buyer back in 1980 was paying an interest rate about two percentage points below the bank's base rate and as much as five points below the inflation rate. For him, the opening up of the mortgage market has meant easy access to funds but at far greater cost. By last month he was typically paying interest rates more than two points above base rates and eight points more than inflation.

His difficulties highlight the effects of allowing competition to erode the decades-old cross-

subsidies in the home loans market by which borrowers benefited at the expense of savers, and small borrowers benefited at the expense of large. The cross-subsidy between savers and borrowers has been removed in stages since the entry of the clearing banks into the mortgage market in 1980-81 and the break-up of the interest-rate cartel in 1982-1984.

The discrimination against large borrowers has been abandoned by nearly all the major building societies. At the beginning of 1985, only the Nationwide and Woolwich, both of which are concentrated in the south-east with its inflated property prices, charged no differentials for larger loans.

But confronted by increasing competition from the clearing banks, foreign banks and insurance companies, the other societies have followed suit. The Halifax and Abbey National abandoned their differentials over the summer. Leeds Permanent and the newly-merged Alliance and Leicester followed in the autumn. By last month, the Bradford and Bingley was the only society among the largest 16 to be maintaining differentials.

Many societies removed the penalties for larger loans in response to competition from the banks in 1982, only to reintroduce them when the clearing banks temporarily cut back their lending the following year. But a similar re-introduction is unlikely this time, if only because the competition to building societies is now so broadly-based that the societies are never likely again to enjoy even a temporary monopoly status. Competitors now include not only clearing, merchant and foreign banks but also insurance companies such as London and Manchester — which was one of the pioneers — and most recently the mighty Prudential.

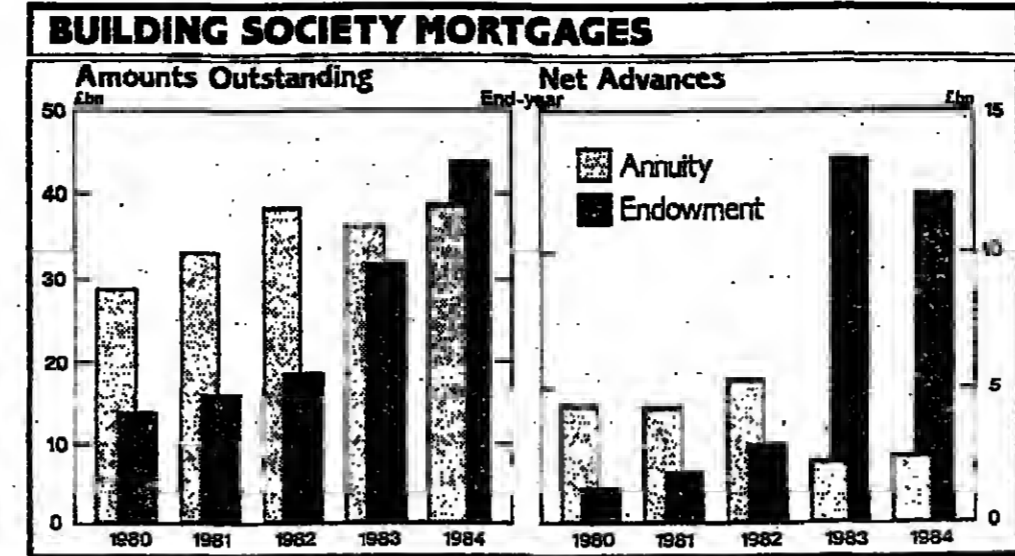
The only remaining major anomaly, the higher interest rate charged to borrowers who repay their loans through endowment insurance policies or pension plans, is also likely to be removed in the near

future. The building societies have already narrowed the differentials from 2.0 to 0.5 per cent and the foreign banks, although not yet the clearing banks, charge none.

Interestingly, whereas the building societies traditionally justified their differentials for larger loans on social grounds — to favour small purchasers at the expense of large — their justification for endowment mortgage differentials is usually on commercial grounds. The argument is that an endowment mortgage is time-consuming to set up and harms their cash-flow because none of the capital is repaid until the mortgage is redeemed.

But the societies receive substantial insurance company commissions for selling endowment mortgages — and it is difficult to see why they benefit from early repayments of capital when they are earning an adequate return on the debt.

In fact, building societies have been highly successful in persuading their borrowers to take endowment mortgages, and give them extra interest and commission. Despite the abolition of life assurance premium relief in the 1984 Budget, which ended most of the investment advantages of an endowment



policy, endowment mortgages continue to account for about 55 per cent of total building society lending. The income societies received in 1984 from insurance commissions came to £282m or 28p per £100 of mean assets, compared with only 15p 10 years ago. About half the income comes from endowment mortgages.

The new rules now being proposed as part of the regulatory structure envisaged in the Financial Services Bill may deter some of the hard selling of endowment mortgages by branch managers. In particular, they may have to pass a simple test and apply for a licence before they can recommend endowment policies.

Another current consumer protection issue has been how the societies fix and publicise their interest charges. Since

September, they have been obliged to quote the "true" Annual Percentage Rate of interest on their mortgages which takes into account all the initial charges and the timing of interest and capital payments.

However, a comparison of APRs between different building societies is of limited value to a potential borrower because all lenders have the freedom to push their rates up or down unilaterally. Traditionally, the building societies have exercised this power benignly. But as competition intensifies and margins are squeezed, some societies may well be tempted to sacrifice market share by raising their rates at least for their existing borrowers who find it inordinately expensive and complex to switch mortgages.

One reform to deter such

abuse, proposed by the Consumers' Association, is to streamline the legal process so that mortgages can be transferred swiftly and cheaply.

A more radical proposal would be to limit a lender's discretion to vary its interest rate. For example, a society could be required to offer either a fixed interest rate or a rate determined by a formula (for example, two percentage points over the banks' average base rates of the last three months or over the Retail Price Index). If they wish to retain a flexible rate, they would have to undertake not to raise it more than once every, say, 12 months. Any risk of a mismatch between assets and liabilities could be hedged by use of the interest rate options or futures markets.

Clive Wolman



Flats for sale. First-time buyers have been victims of increased competition in the mortgage market and a break up of the building societies cartel

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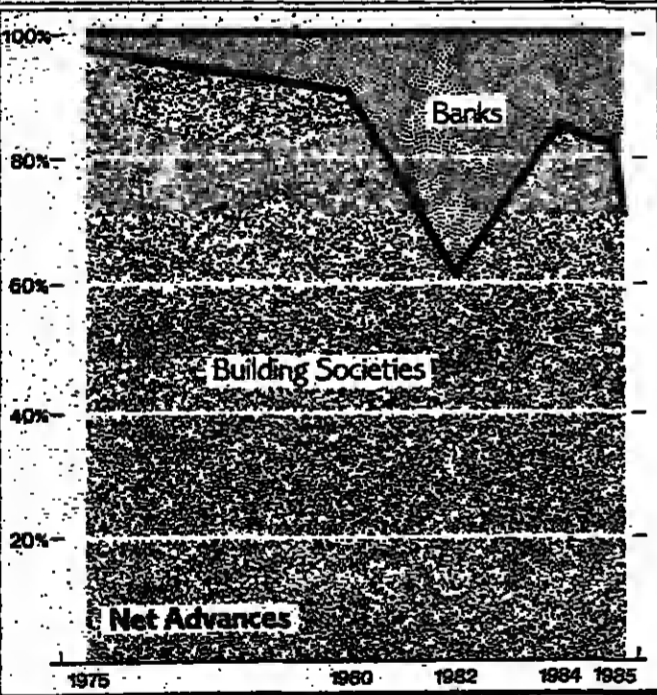
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The Opportunity to go Public

Intriguing options for the brave

ONE OF the major proposals in the new building society legislation would allow the societies to convert themselves into public limited companies and launch themselves on the Stock Exchange. This would mark a dramatic change in character for institutions born and bred in the traditions of mutual ownership.

But would they wish to undergo this transformation? And if so, how would they be received? Both these questions have begun to intrigue the City as the building societies come to be viewed as a potential source of new business. If a lot of them went public—which is unlikely—analysts could even construct a new building societies share index.

There are two obvious attractions to going public.

One would be to escape the restrictions of the new Building Society Act which would still limit societies largely to the traditional business of mortgage-making. Instead, a society going public would effectively become a bank; it would have to seek a banking licence from the Bank of England, and become subject to the Banking Act. Whether it would have to call itself a bank is not clear at this stage.

The other would be to tap new sources of capital to strengthen the balance sheet and finance growth at a time of mounting competition.

Although no building societies have yet said that they definitely intend to go public, many are undoubtedly looking closely at the question, and this analysis suggests that the most likely candidates would be those with ambitions to expand the scope of their business, and the scale of their sources of capital.

The capital strength of the building societies is becoming a major issue. Although no one is suggesting that they are woefully undercapitalised, Mr Michael Bridgeman, the Chief Registrar of the Friendly Societies, advised them last year to concentrate on bolstering their reserves.

Reluctantly speaking, building societies have about half the amount of capital underpinning their assets as banks. While this

might be enough for mutual institutions engaged in what has traditionally been a simple and safe line of business, it will look increasingly inadequate as competition mounts and societies use their new powers to enter riskier banking markets like unsecured lending.

They also need new resources to protect the markets they have won in recent years. Societies might be able to fund some of these capital needs by retaining earnings, but this appears unlikely. Accord-

services are a fashionable area with investors at the moment, and most large UK banks have managed to raise billions of pounds of new capital in the last year or two without too much trouble. Interest in financial institutions has also been stimulated by the proposed flotation of the Trustee Savings Bank.

Mr Peter Birch, the chief executive of the Abbey National, the country's second largest society, pointed out at a conference last year that building societies are exposed to none of the bad debt

acquisitions, and the change to PLC status could well be a prelude to a takeover bid.

There are provisions in the Bill to restrict single investors to 15 per cent of a society's shares and prevent a takeover for five years after flotation. In a recent report which predicted that building societies will have a tough time in the years ahead, stockbrokers Quilter Goodison say this restriction could damage societies, especially those in difficulty. "It is doubtful that the society's members are best served by prohibiting a takeover until the society is prepared to admit publicly that it is insolvent."

The capital strength of building societies is becoming a major issue. Although it is not suggested that they are woefully undercapitalised, the Registrar of Friendly Societies advised them last year to concentrate on bolstering their reserves.

ing to calculations by Mr Peter Toeman, analyst at Phillips and Drew, the society movement as a whole earned a pre-tax return on its assets that was only half as high as the Big Four clearing banks in 1984 (0.91 per cent against 1.79 per cent).

This makes it all the more likely that they will have to turn to outside sources of capital.

On the other hand, by going public they would also incur a new cost which as mutuals they do not have: paying dividends. This implies that they will have to improve their profitability by substantial margins to avoid appearing what Mr Toeman predicts, could be "rather uninspiring investments."

The societies themselves are, not surprisingly, a bit more optimistic. They point out that financial

worries of banks, which have lent to Latin American countries or shaky companies, and that this should earn them a higher rating among investors than banks.

He expected building societies to sell at substantially higher price-earnings ratios than banks, perhaps 10 or 12, compared to the banks' 7.5. This would put a value on the Abbey of £1.2bn to £1.5bn based on expected after tax profits of £125m in 1987. If so, the Abbey would rank among the Big Four clearers in market valuation terms. But City analysts doubt that valuations would be that high.

Building society shares might also enjoy a bit of speculative froth. Many banks, particularly foreign ones, are believed to be eyeing societies as possible

Converting a mutual to PLC status also raises rather tricky questions about ownership. Fortunately, societies do not find themselves in quite the same anomalous situation as the TSB which were deemed to belong to nobody, but whose flotation plans were subsequently scuppered by a Scottish judge ruling they belonged to their depositors—like mutuals.

However, the societies have accumulated reserves which, in the case of the largest among them, amount to several hundred million pounds. How is the right to this wealth to be distributed? Should it go to every depositor? If so, should some distinction be made between long-time savers and those who, inevitably, would be attracted to "stag" the flotation by becoming depositors for a brief while? The TSB intended to give preference in the distribution of shares to depositors—but only those who had opened accounts more than a year before the flotation.

It will take a brave building society to be the first to take the plunge in the face of so much scepticism in the City. But if it succeeds, others are bound to follow fast. It was not so long ago, after all, that most of the country's best known banks were still privately owned, but who could imagine, say, Barclays, becoming what it is using only its internal resources?

David Lascelles

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Liberalisation: The US Example

A lesson in how to avoid shockwaves

THROUGHOUT THE industrialised countries, the retail financial markets are changing rapidly, and the same trends are apparent in most countries. The lines of demarcation between the various institutions are breaking down.

Specialist institutions are tending to adopt a wider role while more general institutions are seeking to encroach into areas previously the domain of specialists. Nowhere is this more true than in the housing finance market. These trends owe their origin to a number of common factors, including technology and deregulation.

In this area, as in so many others, the US has led the way, and the Building Societies Bill can be seen as a muted version of legislative measures enacted by the US Congress at the beginning of this decade.

The Earnings Crisis in the USA

About ten years ago, it was fair to say that the savings and loan associations in the US were very similar to British building societies. They were largely mutual, although even at this time there were some with a stock form of ownership. They raised their funds almost entirely from the retail market, and over 80 per cent of their lending was for house purchase.

However, there were also differences compared with the situation in Britain: in particular the associations, like American financial institutions generally, were largely confined to operating within individual states, and more importantly, they were not able, with a few limited exceptions, to lend other than at fixed rates of interest. They therefore broke the cardinal law of banking by borrowing short and lending long, and the geographical restriction on their operations left them exposed to the effects of a change in local market conditions.

It was these last two factors that precipitated the deregulation of the savings and loan associations, even if they were not the ultimate cause. As interest rates rose rapidly towards the end of the 1970s, so the cost of funds overtook the yield on loans, and by 1981 the industry as a whole recorded a massive deficit.

This position worsened in 1982. One response was to permit the associations to offer variable rate loans, the major regulatory change being made in April 1981.

However, this was not sufficient to restore the thrift institutions, as they are now commonly known, to health. In 1980, the Depository Institutions Deregulation and Monetary Control Act provided for the phasing out of interest rate ceilings on deposit accounts and also the differential which the "thrifts" had enjoyed over the commercial banks.

This was little more than a recognition of reality, as the previously controlled rates had effectively been bypassed by institutions such as money market mutual funds. The DIDMCA considerably deregulated the industry and:

- (a) Authorised interest-bearing checking accounts.
- (b) Authorised investment of up to 20 per cent of assets in consumer loans, corporate debt securities, and commercial paper.
- (c) Eased or removed leading restrictions.
- (d) Expanded authority to invest in service corporations from 1 per cent to 3 per cent of assets.
- (e) Granted authority to invest in mutual funds, to issue credit cards and to engage in trust operations.

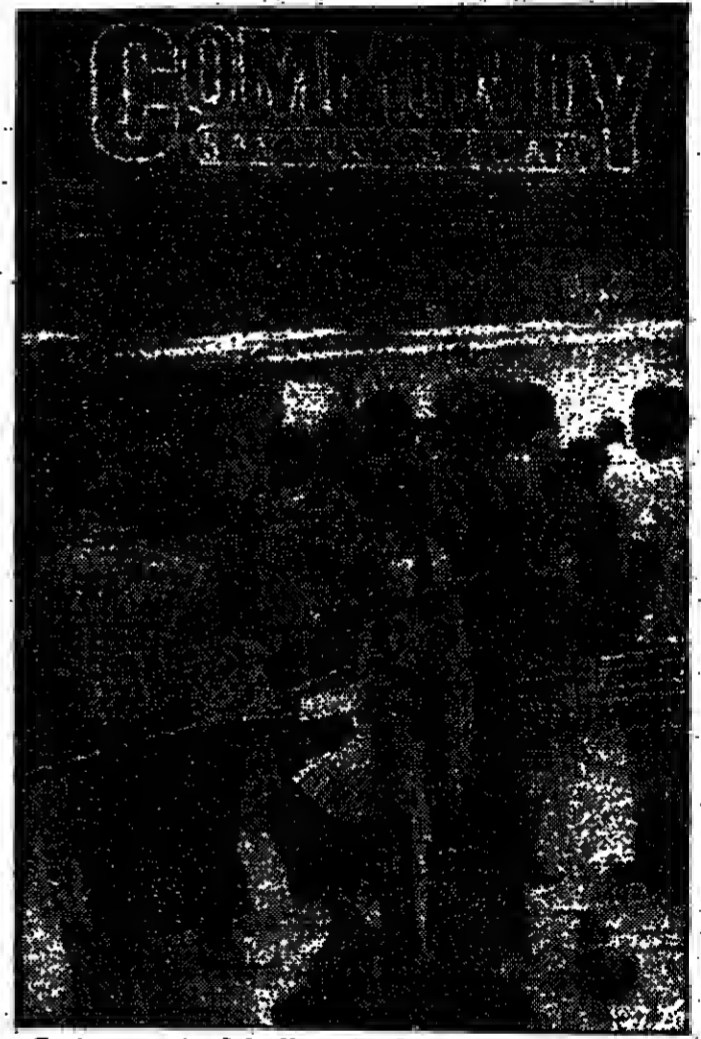
The combined effect of this and the introduction of adjustable rate mortgages was not nearly sufficient to counteract the draining effect that existing low interest rate loans was having on the profitability of the associations, and in 1982 came the far-reaching Garn/St Germain Depository Institutions Act. Among the main provisions of this were:

- (a) The authorisation of new forms of savings account.
- (b) Capital assistance for institutions with deficient net worth.
- (c) Expanded authority to invest in consumer, commercial and agricultural loans and other investments.
- (d) The removal of loan to valuation ratio limits and the restriction to lending on first mortgage.
- (e) The permitting of investment in tangible personal property for lease or sale up to 10 per cent of assets.

A major consequence of the legislation, together with the earnings crisis, was that most savings and loan associations converted to the stock form of ownership, which was made considerably easier under the Garn/St Germain legislation.

Almost all of the large thrifts are now stock owned, and most have adopted the new Federal Savings Bank charter, which gives them even greater investment powers.

The thrift industry is now enjoying its most profitable period for years, and most associations have relatively healthy balance sheets, although this can partly be attributed to some imaginative accounting techniques. However, while deregulation has helped some institutions survive, for many others it has led them down a dangerous path, which has resulted in massive losses.



Customers stand in line at a branch of Community Savings & Loan in the US, after a real estate subsidiary defaulted on payments due on mortgages and mortgage-backed securities

Inexperienced, and in some cases dishonest, management, has taken advantage of the more liberal framework, and many bad loans have been made and unnecessary risks taken.

The largest savings association in America, owned by the Financial Corporation of America, probably continues in existence only because it is too big to be allowed to fail. Smaller institutions have failed, with the resultant heavy cost to the Federal Savings and Loan Insurance Corporation, which insures deposits 100 per cent up to \$100,000.

Lessons for the UK

It is easy to misinterpret the American experience, and already it has been said that in the US deregulation has resulted in disastrous consequences for the thrift institutions and for the housing market. This is the opposite of the truth. Deregulation in the US was essential, because the thrift institutions needed wider powers in order to survive.

Because the introduction of the adjustable rate mortgage had been so long delayed, when deregulation came, it went too far for management in many associations, hence the problem.

Had the necessary deregulation steps been taken at an earlier stage, then it might have been possible to ease the transition into the new market environment.

There is, therefore, much to learn from the American experience in a negative rather than positive way. Deregulation must come at the right time, rather than wait for crisis to force reform. In Britain this has been done.

The Building Societies Bill is the result of several years of extensive debate and consultation, not only within the building society industry, but also in a much wider field. If enacted, the Bill allows a modest expansion by building societies in new areas, subject to necessary prudential constraints.

The regulatory system is to expand to accommodate the new powers which building societies will have; again, avoiding a mistake which occurred in America.

Generally, the American experience is instructive, showing what happens when an obviously untenable position is allowed to be maintained for too long. When deregulation came, it was too hurried, ill-considered, and in some respects went too far; hence current arguments about reregulation. None of this applies in the UK.

The lessons of the American experience have been learned, and indeed have been closely studied. The shockwaves that have hit the American savings association business over the past few years will, if nothing else, have contributed to sounder legislation for British building societies.

Mark Boleat

Mark Boleat is Deputy Secretary General of the Building Societies Association.



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Building Society merger proposals

BUILDING SOCIETY MERGER PROPOSALS 1984-85 (with assets of over £100m)			
Larger society	Assets	Smaller society	Assets
Woolwich	£4.5bn	New Cross	£1.5bn
Coventry	£4.5bn	Heart of England	£2.2bn
Leeds Permanent	£5.5bn	Leeds and Holbeck	£500m
Ramsbury	£1.62m	Western Counties	£126m
Alliance	£3.2bn	Leicester	£2.95bn
Sussex Mutual	£1.67m	Leicester Regency	£119m
Nationwide	£4.10m	Woolwich	£5.7bn
Sunderland and Shields	£275m	North of England	£130m
Midshires	£920m	Rham & Bridgewater	£575m

Mergers

Problems at the altar

THE DRAMAS of the past year appear to have convinced building society chiefs that at least in this decade it will not be possible to build up through mergers a mega-building society to challenge the dominance of the Halifax and Abbey National.

The number of marriages, conscriptions, engagements, breaking of engagements and rejections in the movement reached a peak as the societies jostled for position in anticipation of the new powers to be granted to them by Parliament.

The pressure continues on the smaller societies to agree to merge with larger ones as it has done throughout the last 70 years. But the decision in November to call off the merger of the Nationwide and Woolwich building societies after 12 months of negotiations has highlighted the difficulties of persuading the managements of any of the largest societies to merge.

In terms of cost savings, mergers between larger societies do not have a good record. Among the largest 20 or so societies, there is no correlation between size and the ratio of management expenses to assets, which is the usual criterion of efficiency. Even among the other 150 societies, the link is not very clear, except for the 50 or 60 smallest ones whose expense ratios are much higher.

What is more, those larger and middle-ranking societies which have merged in recent years have rarely succeeded in improving their management expense ratios. The disruption of a merger usually leads to a deterioration in the first two years after which at best the merged society returns to its original expense level.

The potential savings from rationalising a branch network and cutting staff often fail to be realised. Opposition from the staff associations to the merger of the Alliance and Leicester societies to form the fifth largest society in October forced the management to make commitments which now limit their freedom of action.

The Woolwich and Nationwide estimated that five years after the merger, their staff wages would be about £10m or 10 per cent lower while the number of branches of the merged society could also be cut by about 10 per cent. But the total savings would still have only a small impact on their expense ratio.

Another expected saving of the Woolwich-Nationwide merger was through the pooling of computers. Smaller societies have the option of time-sharing (with computers) and joint ventures (for example, with cash dispensers) to reap the benefits of new technology. But the slowness of decision-making in the cash-dispenser consortium shows the drawbacks of this approach.

The provisions of the new legislation will generally add to the economies of scale and the advantages of mergers. The statutory investor protection scheme guarantees investors only 75 per cent of their money if a society collapses, thus increasing the risks of investing in smaller societies. In addition any of the smallest societies will be prohibited from moving into the new areas.

As the other societies plan the new strategy, perhaps the most important constraint will be the lack of management resources, particularly among the smaller and medium-sized ones. When the societies were shielded from competition and difficult pricing decisions by the interest rate cartel and government monetary restrictions, the job of managing a building society was a simple one. It was usually always entrusted to an employee who had worked his way up through the ranks.

Only in the past few years have societies started to recruit managers systematically from the accountancy and other professions or from private sector management. The largest society, the Halifax, emphasises its wide-ranging in-house expertise and management skills which cover all its activities from market research, business information and computer systems in housing initiatives.

But whatever the long-term benefits of pooling management resources after a merger, in the short-term its implementation demands an inordinate amount of management time. According to Mr Scott Durward, chief general manager of Alliance and Leicester building society which merged in October: "I am relieved that our merger was completed well before the

new legislation comes in. To have two competing areas of attention will put a lot of strain on any societies that try and merge over the next year."

Marketing offers similar potential economies of scale. National advertising in the Press or on television, in far more cost effective if the society has a sufficiently wide branch network to tap the public interest it has aroused. The Nationwide and Woolwich planned on cutting their joint advertising budget by 25 per cent if they had merged — and still expected a better response than at present. The importance of advertising will increase, when societies launch new products and services from next year.

Size will be a decisive factor in a society's ability to move into non-traditional activities beyond the statutory limits on the assets that they may deploy. A society will be allowed to devote only 5 per cent of its "commercial assets" (excluding liquid assets) to non-mortgage activities, of which unsecured lending is likely to be the most popular. But after allowing some leeway for overdraft facilities, even a society as large as the Woolwich, Leeds Permanent or the Alliance and Leicester will have only about £250m available. Although this will allow the societies to cream off the most creditworthy customers, a personal loan operation requires much greater volume to be fully cost effective.

Whatever benefits it may offer, the mutual status of building societies has made the enthusiastic agreement of both managements a prerequisite for a merger. Although the Building Societies Bill allows for hostile merger proposals to be made over the heads of a dissenting management, most managers will in practice retain a veto.

Even agreement at the top about the allocation of jobs and seats on the board is not sufficient. As the failure of the Nationwide-Woolwich talks showed, the divisional managers also have to be persuaded to work together. The ultimate coercion which arises from the change of ownership in a stock market take-over is lacking in a building society merger. The larger the merger, the larger the number of potential vetoes.

Clive Wolman

Unsecured lending

Looking to lift limit

FOR THE first time in their 140-year history, building societies are to be allowed to enter the highly profitable unsecured loans market.

Under legislation due to come into effect in 1987, societies will be able to direct up to five per cent of their assets towards unsecured lending or buying subsidiaries, such as estate agents, insurance and securities brokers.

This freedom will not extend to all societies, however. A minimum commercial asset requirement of at least £150m is likely to be necessary before a society may embark on activities other than mortgage lending.

The major societies are quick to acknowledge their need for fresh expertise in this traditionally high-risk business. At the same time they stress their approach will be essentially cautious, leading to those borrowers who have proved reliable in the past when it comes to meeting loan repayments.

The Leeds Permanent is investigating the customer base potential of first-time buyers in particular, those often looking for finance for purchasing house contents, such as carpets and furnishings. Cross-selling to existing first-time buyers is seen as a way of lowering risk and gaining a foothold in the market.

How much the societies will lend in the early days of offering an unsecured lending service will depend very much on how the market unfolds. "If the Abbey National were to lend its full 5 per cent limit in the first year, then on current growth projections it would amount to about £1bn. We would not want to do that," says Mr Fermin.

Bad-debt provisions represent the other face of highly profitable unsecured loans. According to one major society, these provisions can range from 1 per cent to 4 per cent of total loans, depending on which slice of the market the building society chooses.

Another major society, however, says "we've doubled the bad debts we estimate are faced by the banks on such lending and it still looks profitable. There are a lot of very sophisticated credit-scoring systems around to enable us to control the volume of bad debt."

Choosing very carefully to whom you lend is one way of trying to avoid bad debt, but building societies are likely to offset a certain amount of risk against the chance of a wider customer base. The Bristol and West, among the top 15 build-

ing societies in terms of assets, suggests that societies could stand to benefit from customers who have traditionally turned to hire-purchase for their consumer credit.

Hire-purchase is by far the most expensive form of borrowing, with interest rates 10 per cent points or more above bank personal loans. Yet, as building societies point out, banks have been able to charge on average an annual percentage rate (APR) of 20-22 per cent at a time when inflation is about 6 per cent. If they can get away with such a high real rate of interest, the argument goes, there must be considerable room for manoeuvre.

The smaller societies are extremely cautious about a possible venture into the unsecured lending market. Mr Terry Adams, chief executive and director of the Skipton Building Society, says: "At the moment it costs us just 85p to run every £100 of assets. Unsecured lending would mean it would cost us £8.50 to manage the same amount."

Few other societies are willing to give such a breakdown of figures, and all are extremely wary of unwittingly helping the competition along. However, plans for unsecured lending are clearly being nurtured, as most comments by the societies eventually come round to a need for flexibility in the upper limits on such lending, and the general diversification of building society activity.

The Bristol and West, which has already put its toes into the water with personal loans to its existing borrowers, suggests that most requests for unsecured loans will fall between £500 and £5,000.

Other societies stress that while an upper limit of £5,000 on individual unsecured loans is a reasonable starting point, the overall limit of 20 per cent for all activity other than primary mortgage lending restricts long-term flexibility.

"The draft legislation does not yet produce a level playing field with the banks in this area," says one of the largest societies.

Dina Thomson

Supervision

Regulation takes on a higher profile

MR MICHAEL BRIDGEMAN, after serving as a Treasury civil servant for more than a quarter of a century, now has the task of supervising the greatest upheaval in the building society movement since its foundations in the 19th-century.

What was a narrowly based, low-profile legal position when he took over as Chief Registrar of Friendly Societies in December 1981 is now being transformed into a role similar to the Bank of England's supervision of the banking sector.

His appointment, when he was serving as under-secretary at the Treasury, was itself a novelty. Previously, the Registrar had always been a barrister, backed by what was essentially a legal department. But a report proposing legislative reform was then being prepared by the societies as part of the trend towards financial de-regulation.

The outcome is the Bill now passing through Parliament which will allow the societies to offer many new services and will transfer the Registrar's responsibilities — and a new set of powers — to a Building Societies Commission which Mr Bridgeman is to head.

"I expected this would be an interesting period to become involved," he says.

Nevertheless, he emphasises that the period of change in the supervision of building societies began eight years or so before he took office, when the Government first required them to file monthly rather than annual returns.

But Mr Bridgeman has made further reporting requirements on building societies. For the first time, a society has to file a "revenue return" — effectively a profit and loss account. This was prompted by the gradual disintegration of the societies' interest rate cartel since 1981 which has made particularly the

smaller ones vulnerable to the full forces of competition. "The cartel made it difficult for societies to make a revenue loss except by complete incompetence, and so revenue returns were not necessary," Mr Bridgeman explains.

Mr Bridgeman has been prodding the societies to accept these changes in advance of the more radical reforms and innovations to be permitted from next year by the Building Societies Bill. "From a supervisory point of view, gradual evolution is preferable to sudden change," he states.

"And no change can be just as dangerous. It creates all the pressure in the market which build up to a sudden change." Most of his time over the

constraints which an institution must accept if it wishes to remain a building society. For example, the requirement that a society may commit no more than 5 per cent of its total lending to unsecured consumer loans and other activities such as property development and house-buying services is, says Mr Bridgeman, primarily a prudential requirement. By contrast, the 10 per cent limit on commercial and second mortgage is more "a nature limit" — as such lending may well be no more risky than lending on a first residential mortgage.

Similarly, the 20 per cent limit on the funds a society may raise from the wholesale money market, rather than from individual depositors is viewed as a

says. "You need competent management of your maturity profile in the wholesale market." His staff are taking courses on assessing the benefits and risks of using financial futures and money market instruments. They will also be drawing heavily on the experience of the Bank of England's supervisory department and of the US savings and loan associations in their supervision of the societies' new borrowing and lending powers.

There will be three main areas of concern to Mr Bridgeman when the societies begin to use their new powers: inadequate management and administration, inadequate understanding of the risks and inadequate capital. "Some of

the new ventures are bound to go wrong," he says. "But the rule is: you shall not take risks you cannot afford."

The societies' lack of capital reserves has been a major source of worry for Mr Bridgeman. In his report for 1983 and 1984, published in October, he said that the societies' reserves — which average 4 per cent of total assets — and the liquid assets would not be sufficient to allow them to move into the new areas. He criticised in particular the fall in their additions to reserves ("after-tax profits") from 0.88 to 0.66 per cent of average total assets in 1984.

In deciding what level of

reserves a society should be required to build up before moving into the new areas, the Commission will have a wide area of discretion.

If, for example, a building society is planning to make unsecured loans only to house purchasers, who are also its mortgage customers, to enable them to buy carpets and furniture, the minimum capital reserve requirements may be close to the present average 4 per cent reserves to assets ratio. But if the society wishes to go into traditional finance house markets by giving loans to car purchasers off the street, the requirements will be much stricter.

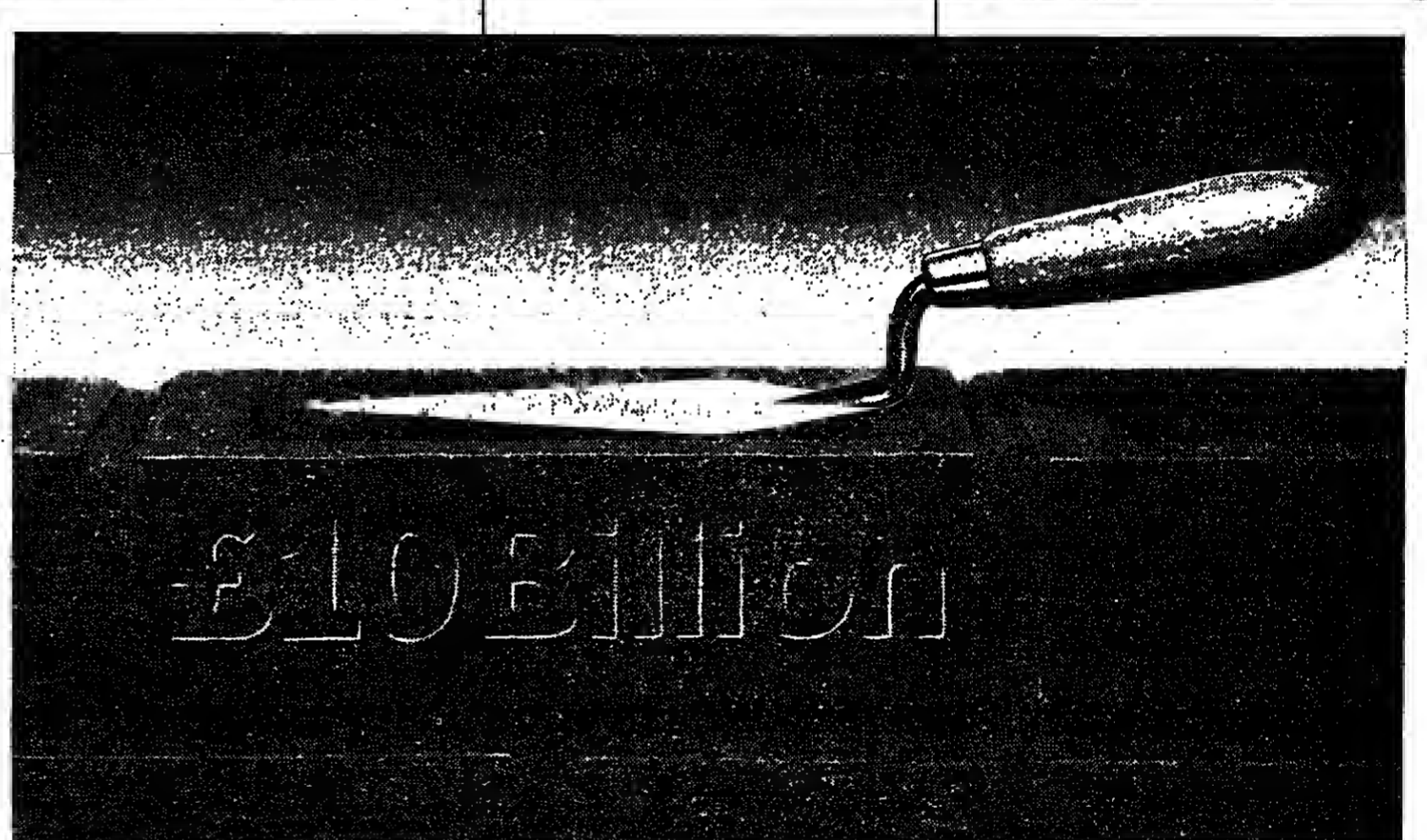
The Commission will have more powers to specify what systems of internal control, inspection and management information societies should adopt and to require auditors to report lapses.

The Commission will also differ by having more staff and resources, by including part-time members from the private sector, including Mr Herbert Walden, a former Building Societies' Association chairman, and by being vested as a body with many of the powers currently granted to the Registrar as an individual.

Mr Bridgeman has occasionally found unwelcome the high profile accorded to him as Registrar, because of his direct personal accountability. He found particularly stressful making the decision to close the New Cross building society in 1985 because of management lapse, and the subsequent publicity.

But at the age of 54, he expected to remain as First Commissioner until his retirement date from the civil service in 1991. By then, it is hoped the dust will have settled.

Clive Wolman



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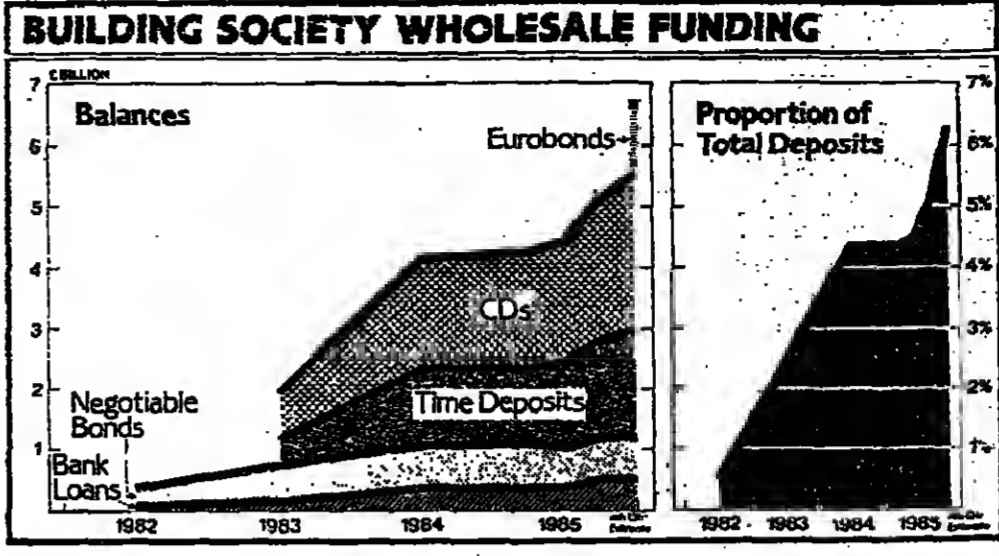
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National & Provincial

Wholesale Funding

Advantage to lending opportunities



The fact that the larger societies have much better access to wholesale markets than their smaller counterparts gives the giants of the sector a sharper competitive edge. The gap between major and smaller players could therefore increase and may well raise pressure on societies to merge

THE building societies' new found freedom to borrow in the wholesale money markets has done more than anything else to turn them into lending institutions rather than mere deposit takers.

The power to borrow large sums of money quickly and flexibly will also enable them to take advantage of new lending opportunities.

The original idea of building societies as homes for savers' funds rather than as financiers of home purchases has been turned on its head. Only a few years ago mortgage queues were common in times of savings shortages. Now the societies which have access to wholesale funds need never again limit the amount of mortgages they write.

Further, the competition for retail deposits has pushed up the marginal cost of such funds substantially and now wholesale sources of funds are often cheaper as well as easier to raise. The cost of administering these borrowings is much lower. Thus access to wholesale funds could even allow mortgage rates to fall slightly.

The fact that the larger societies have much better access to the wholesale markets than their smaller counterparts will also further the separation of sheep from goats within the movement - giving the bigger ones a sharper competitive edge - and may add towards pressures on societies to merge.

The chart accompanying this article shows the increasing use of wholesale funds by the societies, culminating in a record £3.1bn raised in 1985 from these sources. Of this £3.1bn came in December, according to the Building Societies Association.

Net receipts from retail savers totalled £7.1bn in 1985, down from £8.6bn in 1984. The importance of these wholesale funds was demonstrated early this year when societies were able to resist a rise in mortgage rates because of the high levels of liquidity produced by the wholesale borrowings.

It is only in this decade, though, that the societies have

had access to wholesale funds. Indeed, it was only in 1983 that changes in the regulatory and legal framework allowed the societies to make proper use of wholesale markets.

Until then they were unable to pay interest free of tax. Lenders in the wholesale markets are generally not prepared to accept net of tax payments.

The Finance Bill of 1983, published in March, allowed societies to pay interest gross on certificates of deposit (CDs) with a maturity less than one year. In May the first building society CDs were issued.

In practice only the largest societies have been able to issue CDs. While there is not a fixed limit on which ones should be allowed to do so, there is a restriction that only CDs issued by societies with assets of more than £2bn can be bought by other societies.

Smaller societies, however, have been able to tap the wholesale markets through time deposits. Again the one year maximum maturity restriction is applied.

Even more recently societies have been making much greater use of their ability to borrow from the banks and pay interest

gross. Syndicated loans and facilities have become more widely used in the last year.

Although the major societies have announced some of their deals to the world, the list of those who have arranged facilities privately extends way down the size range. Butler Till, the moody brokers which has realised the importance of this market to the building societies, has privately arranged facilities totalling £600m with a number of societies.

Since last autumn, yet another method of tapping the wholesale markets has become available through the Eurobond market. This has been of particular importance because it allows societies to borrow longer maturities more akin to the average life of mortgages.

The move required another legislative change, this time to allow interest to be paid gross on these bonds which have a life of over a year. The change will come into effect in April this year and the Eurobond issues made so far will not pay their first coupons until after that date.

These Euromarket issues have so far been in the form of Eurosterling floating rate notes, where the rate of interest is reset regularly with reference to money market rates. As yet it is not clear whether building societies will be able to make

issues in other currencies and swap the proceeds into sterling.

Again this market is really only open to the top 200 societies at present. Lenders in the Euromarkets are generally international banks, many of which have little knowledge so far of the building society movement.

However, they do recognise that the societies are top quality credit risks, because of their structure, the limitations set on them and the fact that they are monitored by the Registrar of Friendly Societies.

Most of the issues which have come so far will pay a margin of 1 per cent over the London inter-bank offer rate for sterling deposits. This reference rate is the one most used in setting the interest societies must pay for their wholesale funds, and in recent years has often been lower than the maximum cost of retail funds on a gross basis.

The competition for retail funds has persuaded societies to launch all sorts of high interest accounts. And the sophistication of savers means that deposits can be rapidly switched to higher rate accounts. So the cost of raising extra funds from retail savers is very high. The use of wholesale funds can thus reduce the societies' average funding cost.

So far only a limited use has been made of wholesale funds. Societies must discuss the initial use of such funds and the extension beyond 5 per cent of their liabilities with the Registrar. However, this is changing and a new limit of 20 per cent, with the Registrar having the freedom to authorise up to 40 per cent, is being introduced. Some in the industry believe that even this 40 per cent will prove too low a barrier.

The use of the wholesale market to raise funds has contributed to the enormous changes which are sweeping through the building society movement. Quick and flexible access to cheaper and longer term funds means that societies can function far more readily as suppliers of finance to house buyers.

But there could be even greater changes to come. Some bankers expect a market to grow up in the sale of mortgages. Building societies could become originators and administrators of mortgages. Working through their branch networks they could find house buyers, lend to them (and provide them with other financial services), and collect mortgage payments, but not hold the mortgages on their own books. By selling mortgages, probably in quite large packages, they could raise further funds to provide yet more home loans. This has yet to happen in the UK, but it is a distinct possibility in the near future.

Maggie Urry

Securitisation of Mortgages

Rich field for bright ideas

"SECURITISATION" has become a buzzword in the mortgage business - partly because financial institutions the world over are looking with keen interest at ways of turning the solid old-fashioned loan into an asset that can be traded. It helps loosen up the loan portfolio and - hopefully - generates a few extra fees on the side.

But the possibility of securitising the £120bn UK home loans market has attracted special interest because of the upheavals the building societies are going through - and the huge market in mortgage securities that has evolved in the US.

Whether this means the UK is about to get a securitised mortgage market is still a moot point, though there have been several initiatives in the last year or two, notably the launch of the National Home Loans Corporation (NHLC) last September as a way for people to invest in mortgages.

A securitised or secondary mortgage market could centre on dealing in either packages of mortgages assembled by a wholesaler, or the securities of corporations specially set up to buy mortgages off banks and other institutions - or most likely both.

There are many arguments for a securitised mortgage market, though one of the most common in the US (that it helps shift funds from parts of the country with a surplus to those with a shortage) does not apply in the UK, with its tight-knit banking and building society system.

There are two major factors in the UK.

One is the strong desire of banks (particularly foreign ones), insurance companies and other investors without their own retail outlets to get into the mortgage business. This urge has been triggered by the attractive yields on mortgages now that they carry real rates of interest since the break-up of the building society cartel. As assets, mortgages are also virtually risk-free: the default rate is tiny and the security solid.

The other factor is the growth of interest in the City in inventing new ways of bringing together would-be investors in home loans and borrowers.

The City has been especially eyeing the big bundles of mortgages held by local authorities as a result of the surge in council house sales.

The recent acquisition by Hambros, the merchant bank of Balfour Beatty, the UK's second largest estate agents, also holds out the prospect that Hambros will enter ways of financing the £300m worth of mortgage business which Balfour Beatty originates each year.

Some two years ago, the Bank of Scotland (BoS) began organising syndicates of mainly

pools. The BoS makes the mortgages and then sells them on to the participants. So far, it has arranged five syndicates totalling over £300m.

Although this is not securitisation, it highlights likely players and the level of demand. However the scheme has encountered problems: BoS has been squeezed between the static mortgage rates it receives from its borrowers and the rising money market rates which determine what it pays the syndicate. So terms may have to be changed.

Another pioneering effort by Bank of America (BoA) has shown up a second problem. BoA set up a specially funded £50m company as a mortgage vehicle. But there were ques-

tions about the extent to which BoA had really shed responsibility for whatever losses it incurred, and this has discouraged others from following the same route.

True securitisation of mortgages only began with the NHLC, which sold the investing public £50m worth of shares and loan stock last September and is now moving into the business of acquiring mortgages from originators, mainly local authorities.

So far, the NHLC has taken on about £5m worth, and is working to raise this figure by circulating proposals to more originators.

Richard Lucy, the chief executive, declines to say what targets the company has set, but he describes himself as highly encouraged by the response he has had so far. "About 40 per cent of the householders we approach have agreed to transfer their mortgages to us," he said. "I would have been satisfied with 25 per cent."

Although the NHLC's operating costs are much smaller than the building societies', enabling it to charge about 1 per cent less than the standard rate for

mortgages, it is nevertheless somewhat at the mercy of the rate set by the building societies, like the Bank of Scotland, it is liable to get squeezed when money market rates rise. This problem might be resolved by linking the mortgage rate more closely to money market rates.

The NHLC has not made any money for its investors yet. Compared to the issue price of 50p, its shares fell as low as 35p at the end of last year, before recovering to a recent level of 45p. Analysts say that this is because until the NHLC has built up a large mortgage book, it will be worth only the discounted value of its cash pile.

Since the NHLC launch, Kleinwort Benson, the UK's largest merchant bank, has taken a different tack. It has proposed a Mortgage Funding Corporation (MFC), which mortgage originators can use to sell off their loans. Unlike the NHLC, which is a publicly quoted company, the MFC is, Kleinwort's words, "a utility".

MFC will take in mortgages of all shapes and sizes, and fund its book by issuing its own debt securities in the capital and money markets. In order to "homogenise" all its loans into standard terms acceptable to the funding markets, the MFC will insure them against default. This should also get round the Bank of America problem by releasing the originator from any obligation, moral or otherwise, to stump up the money if one of its borrowers defaults.

Under the terms on which the MFC will be set up, Kleinwort would be paid for managing the utility, and the originators would get both a fee for administering the mortgages (ie, setting them up, collecting the service payments) and a trickle of interest from them.

There are loose ends to be up, and the venture may not be launched before the spring. But Kleinwort is willing to put up the first £100m in funding to get it going.

None of these proposals, however, quite matches the Ginnie Mae-type securities so popular in the US, which are mortgages which have been repackaged and "passed through" to investors. In the NHLC case, investors are betting on management's ability to make a profit from a mortgage book, while the MFC is a convenient way for originators to sell off their mortgages to a purpose-built institution which can fund itself on fine terms.

It may be that instead of US-style securitisation, the UK will end up with a home loan industry split between those who originate mortgages at the retail level and administer them (such as estate agents, local authorities and banks) and those who invest in them wholesale and actually provide the money. But this is a rich field for bright ideas.

David Lascelles

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Liquid Assets

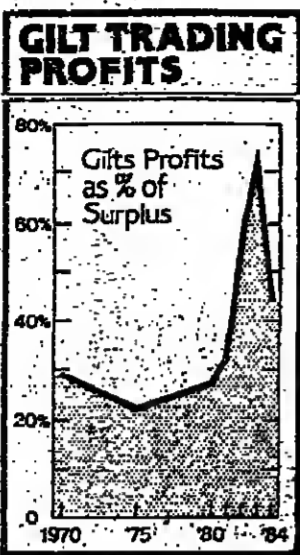
Set to play a prime role in markets

"BUILDING societies were saying to us that they would never buy a gilt again," recalls one stockbroker about the Government's decision in 1984 to ban building societies from undertaking time-honoured tax avoidance plays in the UK government bond market.

The fact that the same loopholes were eliminated for all other investors a year later, in February 1985, was probably of little consolation to the societies, which had for long been able to earn above-market yields from gilts without being forced to actively trade them.

In fact, societies have not turned their back on the market. But the proportion of other investments in their portfolios has increased, and they have also become more active gilt traders. The Government's tax changes have forced them and other tax-paying investors to view gilts as simply one of a competing range of investments.

Liquid assets — money invested in easily realisable investments such as bonds and bank deposits — make up about 17 per cent of building societies' portfolios. The proportion has declined from about 20 per cent in the past few years, partly reflecting the greater sophistication of financing techniques which enable



societies to manage their liquidity more precisely.

Access to wholesale funding markets means that societies faced with a sudden surge of demand for mortgages can raise money quickly and cheaply without having to draw on liquid assets. Therefore a smaller amount needs to be kept for such contingencies.

More than half of the liquid assets are invested in the gilts.

Partly because societies want to match the fluctuations in yield to changes in the cost of their liabilities, almost all their investments are at the short end of the market, in gilts of one to five years' maturity.

At the end of 1984, societies had mortgages outstanding of £83bn, and liquid assets of £19bn. Within the latter total, £10.8bn was invested in gilts, of which only £520m was in securities of more than five years.

Until 1984, building societies and other investors got a free ride from the gilt market through a market play known as bond washing, or dividend stripping. Gilts were bought at prices including no accrued dividend, and sold just before dividend payment, when prices were full of accrued dividend.

This enabled resulting gains to be treated as capital gains, and not as income, thus gaining more favourable tax treatment.

But the game did not end there. Capital gains, become non-taxable if the investment is held for a year and a day. This could be achieved via a special dealing facility on the Stock Exchange, through which investors could trade bonds either cum- or ex-dividend for three weeks prior to the dividend payment date.

Investors could thus buy gilts "special ex" — before the dividend date, but at a price not including accrued dividend. They could then hold them for a year and a day, and sell them at a price including accrued dividend, and pay no tax.

This technique enabled societies to earn a much-enhanced yield with ease. A 12 per cent stock might effectively earn them over 14 per cent. So there was little need to worry on a day-to-day basis about the competitiveness of gilts compared with other investments, or of one high-coupon stock by comparison with another.

All that has changed. The Government clamped down on societies' gilt trading in 1984, effectively taxing their gilt gains as income, albeit at a favourable rate of corporation tax. By now, even that advantage has been removed by cuts in corporation tax for other taxpayers.

The Government's decision, followed last year by the decision to ban bond washing completely, eliminated the tax loophole and forced societies into a rapid reassessment of their portfolios. Mortgages became their highest-yielding investment, and money market

investments became more attractive in relative terms than they had been.

There were only small net changes in gilt investments in 1984, but societies became net sellers in the middle quarters of last year, probably because there were profits to be taken from the market's advance from lows seen early in the year, and because there was gathering caution about prospects for the rest of the year.

Societies, which had been net buyers of gilts in the first quarter to the tune of £433m, sold a net £205m in the second quarter and £596m in the third quarter.

Meanwhile, their bank deposits dropped £1.5bn in the first quarter in line with similar movements in the first quarters of previous years. But they then rose £757m in the second quarter and £1.5bn in the third, both movements which were well in excess of gains in the same quarters of recent years.

Mortgages have grown particularly fast, at between £3bn and £4bn per quarter, throughout 1984 and 1985.

More than that, building societies have had to trade their gilt portfolios far more actively. In the third quarter 1984, for example, societies turned over £3.7bn of gilts, buying £1.8bn and selling £1.9bn. In the same quarter a year later, the turnover rose to £7.8bn, with pur-

chases of £3.6bn and sales of £4.2bn.

Building societies have undoubtedly felt that since they were now being taxed as traders, with gains counting as income, they might as well trade. Their position as major players in the gilt market will make them prized customers of market-making firms in the re-structured gilt market, set to come into existence this year, and in which more than 25 firms will compete for the business which until a few months ago was dominated by two jobbers.

Enactment of the Building Societies Bill will also heighten the societies' role in the market, for they will be authorised to trade futures contracts. The ability to hedge trading risks could further diminish societies' reluctance to trade actively, as well as making possible more complex investment strategies — for example by combining cash market and futures deals with gilt options.

In addition, an amendment recently tabled to the Bill will enable societies to lend out their gilt portfolios. This is likely to be attractive business, since the market-makers seem certain to have frequent need to borrow to meet their commitments.

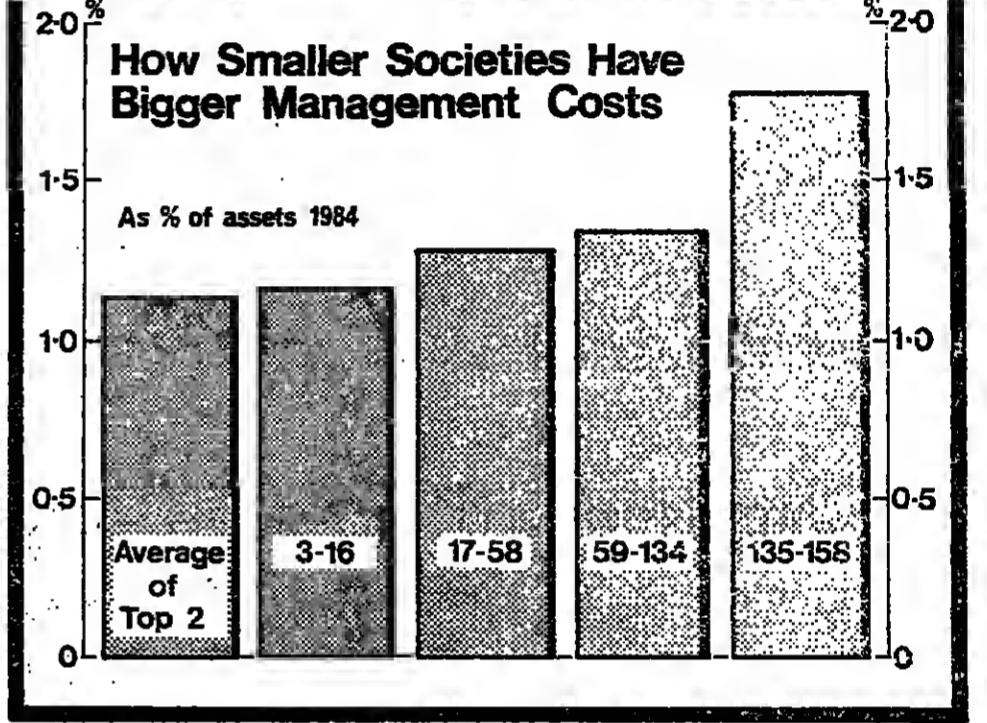
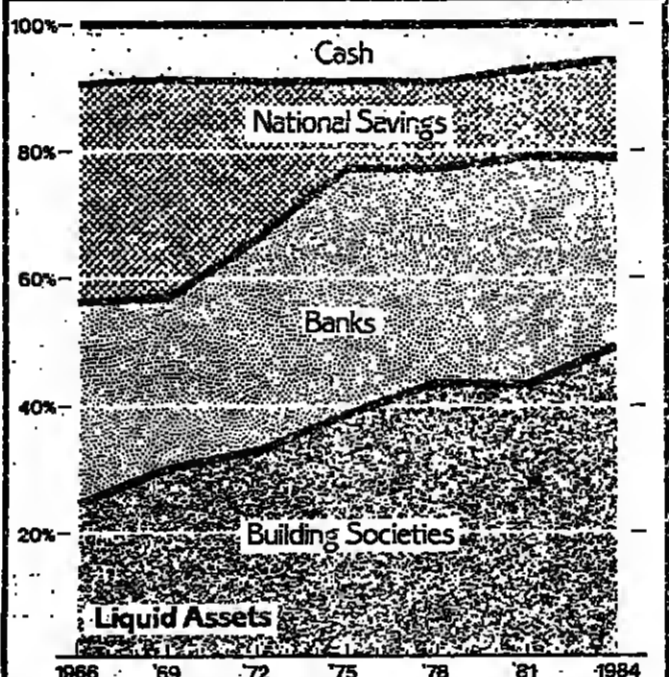
Alexander Nicoll

THE TOP 15 BUILDING SOCIETIES

Building Society	Assets £bn	General Reserve £m	Date
Halifax	22.0	830	31.7.85
Abbey National	18.1	670	30.6.85
Nationwide	9.4	398	30.6.85
Leeds Permanent	6.9	256	30.9.85
Alliance and Leicester	6.8	264	30.9.85
Woolwich Equitable	6.8	252	30.9.85
Anglia	4.4	177	30.4.85
National and Provincial	4.4	169	31.12.84
Bradford and Bingley	3.7	144	31.10.85
Britannia	3.1	127	30.6.85
Cheltenham and Gloucester	2.9	115	30.6.85
Bristol and West	1.9	90	31.12.84
Yorkshire	1.5	65	31.12.84
Gateway	1.4	51	31.12.84
Northern Rock	1.3	56	31.12.84



PERSONAL SAVINGS



4400%

INTEREST

* There are more than 21,000 computer terminals being installed in building societies across the country. And 40% of them are Olivetti's. The reason building societies are so interested in us is that we tailor-make the complete system for every individual business. We plan, design and install the hardware.

We find out your exact needs and create software specially for you. We train your staff. And we back it all up with the most efficient maintenance network in the country: one of our 500 engineers is guaranteed to arrive within four hours of your call. Now that building societies need more com-

puters to help with the wider services they'll soon be offering, it's even more important that you call us. Otherwise, you might find your customers start paying more interest in other building societies.



PROPERTY

Jewels of the Crown

ONE BODY owns Royal Ascot racecourse, Windsor Great Park, nearly 172,000 agricultural acres in England, six quarries in Wales and half the coastline in the UK; it also owns London housing estates such as Millbank and Victoria Park that cater for first-time buyers.

The Crown Estates Commissioners can trace their ancestry to the days of Edward the Confessor. Up to the time of George III their rents were handed over to the Sovereign, to support the household and "the honour and dignity of the crown." Since then the money has been surrendered, less expenses, to Parliament. Last year £23m was handed over.

The estates are not government property, nor part of the private estate of the monarch. The Commissioners' 1983 report said: "The conservation of old buildings or lovely countryside is as important as the construction of new offices and homes or the encouragement of good farming practices." It added that to achieve these objectives and secure a reasonable profit was often extremely difficult.

The Commissioners became the Crown Estate Commissioners in 1984.

The jewel in the Crown Estates is Regent's Park. In 1811 when the leases expired on the 473-acre Marylebone Farm, then one of the northern outskirts of London, the land reverted to the Commissioners of Crown Lands, and John Nash, on behalf of his patron the Prince Regent, began the Regent's Park.

After the last war the elegant Nash terraces were in a parlous state. A committee set up to examine them reported "an impression of hopeless deterioration." St Marylebone Borough Council wanted to demolish the lot and put up multi-storey flats. Fortunately, the report recommended preservation, though nothing happened for 19 years.

One of the first houses in the Park was The Holme, designed in 1818 for James Burton by his son Decimus. The Commissioners complained that it was ugly, expressing concern that anything of the sort could have been built in the Park at all.

Just over a year ago, Knight Frank and Rutley sold The Holme on a new 60-year Crown lease and an asking price of £5m. The buyer is spending a fair amount on renovation, and has to allow the public access to the beautiful four-acre lake-

side grounds on four days a year.

On the other side of Park Crescent there are several former terraces currently receiving attention. In the centre of Park Square East, backing on to Polo Place, is the Diorama, built in 1823 as part of the Nash development by A. C. Pugin. It housed a dramatic visual entertainment, brainchild of Louis Daguerre, one of the pioneers of photography. You can still see the sign above the decaying exterior.

Artist Jobo Constable described this cinema of the last century as "in part a transparency. The spectator is in a dark chamber, and it is very pleasing and has great illusion." Since it closed in 1851 it has been variously a Baptist Chapel, rheumatism clinic and more lately, part of London University's Bedford College.

There have been various unpopular attempts by the Crown Estates to turn the place into an office block, even knock it down. Now they have applied for planning permission to restore the buildings with 18 flats and maisonettes, and two houses on the Park Square East side. The price bracket for these is expected to be in the region of £150,000 to £500,000.

The original facade will remain, the inside has been modernised and an exhibition gallery created in the basement. The ambitious conversion is likely to cost £3m to £4m. The architects are Hunter and Partner, and Hampton and Sons will be the agents. The Commissioners are hoping that the combination of residential element with arts amenities will satisfy the critics.

But there are still problems. The Crown Estates are involved in litigation with the current occupant, Diorama Arts, which is unveiling its own rehabilitation plans on Tuesday at the Institute of Contemporary Arts, 12 Cariton House Terrace, SW1. Architects Alan Phillips Associates have prepared a restoration and refurbishment scheme to go to Camden Council for approval. It will include workshops and studios, a theatre and gallery museum, as well as a pictorial reconstruction of the original diorama machinery. Funding will have to be by donations. Some £150,000 has already been spent on remedial work.

The place is currently a rambling assortment of workshops for artists and technologists, a haven of peace for the busy Marylebone Road. Whatever the outcome of the rival planning proposals, the place deserves rescue and recognition. Houses and flats in and around Regent's Park need very



Albany Lodge, Albany Street, originally built as the head park keeper's house to Regent's Park. £225,000 for the 57-year lease through Lassmans (01-499 2805)

specialised marketing, according to Jan Morgan of Grosvenor International. "They either sell at a dealer-price if there is work to be done on them, or they are marked-up too high to start with, and are not given the right exposure. A great deal depends on condition and the length of the lease."

As an example she quotes 41 Chester Terrace. On offer at £600,000 in the spring of 1983, it was bought for somewhat less last year. Modernised, and reasonably sound, the five-bedroom, three-bathroom house has marble fireplaces, a hand-painted wood floor in the gracious dining-room, lift, central heating, and a 63-foot garden. Not lived in for family reasons, it has been put on the market again for £600,000 for the 75-year Crown lease.

Mrs Morgan is also handling what was once the Jordanian Embassy, at 6 Chester Terrace, at £1.5m. "Only three bedrooms, but it is a superb couture house, and the owner has already turned down £1.1m."

Lassmans, Old Bond Street, has 42 Chester Terrace, a house which used to belong to the Duchess of Bedford, at £395,000, and number 38 at £795,000. John D. Wood's Regent Park office has a clutch of Park properties too—a Nash house in Kent Terrace, £500,000, large apartments in Clarence Terrace and Ulster Terrace in a similar price bracket, and a one-bedroom flat in Cumberland Terrace at £159,950.

Not actually part of Nash's project, the finished building in the Park around 1838—but still on the Crown Estate, are 6-15 Albert Road, NW1, along side Regent's Canal, sold last year to Hillside Holdings.

The first two houses, 6 and 7, lavishly restored through architects Garden and Godfrey, are on the market now at £1.2m and £1.6m respectively, the latter with a swimming pool in the basement.

The brochure of the agents, Britton Poole and Burns and Fampion's, gives the building date of 1820, although the Borough of Camden's planning notes refer to the houses as mid-Victorian, and Prince Albert Road was named for the Prince Consort.

Those so far interested to buy have been mainly from overseas, says Hampton's Peregrine Bousfield. "In particular from the Middle East, Europe and America. However some people already living around the Park appear to be tempted because the redeveloped houses have considerable scope for entertaining."

● Bargain in the Park: Reduced from £1.35m to £375,000 for a 80-year lease, is 17 Hanover Terrace and its newly restored, master bedroom has two en-suite bathrooms—one Victorian, the other whirlpool—and the library is paneled. There is a staff flat, the garage takes three cars, and sumptuous furnishings are included (Beauchamp Estates 01-499 7722).

● Hampton's, Arlington Street, SW1, have a Grade I listed house, 18 Hanover Terrace, at £450,000. But it needs the full treatment in line with the nine-page Crown Estates' schedule of minimum requirements, which range from stripping the main roof to installing a damp-proof course.

June Field

If you're feeling flush...

WHAT DO the following desirable London properties have in common? Lillie Road, Fulham, SW6: beautiful, Victorian cottage set beside six acres of parkland in much sought-after area; Furnival Gardens, Lower Mall, Hammer-smith, W6: single storey detached premises, two large reception, overlooking Thames with unspoiled river views.

The answer is that both are public lavatories sold recently by the Borough of Hammer-smith and Fulham.

Two years ago, the borough council had a "strategy review on public conveniences" and decided that modern computer-controlled APCs (automatic public conveniences) could improve the service and save money on staff. Now, many of the borough's gleaming new APCs stand beside their illustrious predecessors, redundant buildings for which the council has no obvious use.

Sometimes, the site of a lavatory makes it special, such as the one on the river; often, the building is interesting, like the wonderful, circular, flying saucer-like 1950s example on Gibbs Green in the North End Rd, W14.

Michael Atnsie, Hammer-smith and Fulham's borough valuer, felt it would be a shame to destroy all these buildings and advertisements appeared challenging the imagination and inviting tenders for them. But the borough was not simply going to sell to the highest bidder; their proposed use was more important.

The council was cautious about plans to turn the properties into homes and the only approved scheme to be a residential scheme to be approved involves the riverside lavatory in Hammersmith. This has been bought by a local vicar whose parish has also acquired some adjacent land (a disused council depot); the whole site will be redeveloped as a vicarage and community centre. Meanwhile, contracts have been exchanged on the flying saucer, which will be refurbished as offices.

The most imaginative idea came from Bill Smith, and work has begun on converting the underground lavatory beneath Shepherd's Bush Green into a snooker hall with five tables, a cafe and a bar.

Design Forum is the architect and Catherine Oakley its interior designer.

There is more space than you would expect: the Gents alone had 46 cubicles and 20 urinals. Mr Oakley's first impression of the place was "masses of marble, mahogany and brass." Unfortunately, the lavatories were in bad condition and could not be saved, but the counter in the bar will be made from salvaged marble.

The rooms will be ventilated by the original efficient air-chimneys and one of the original three staircases will be the main entrance to the club. But the "glass brick" roofing let in too much noise and will be closed off and soundproofed before the Green Club opens in the summer.

The council was anxious to preserve the prettiest of its

lavatories, a late-Victorian 700 sq ft cottage beside the park in Lillie Road. It has been taken by Paul Brookes Associates, a Hammersmith-based firm of architects which will use it for offices.

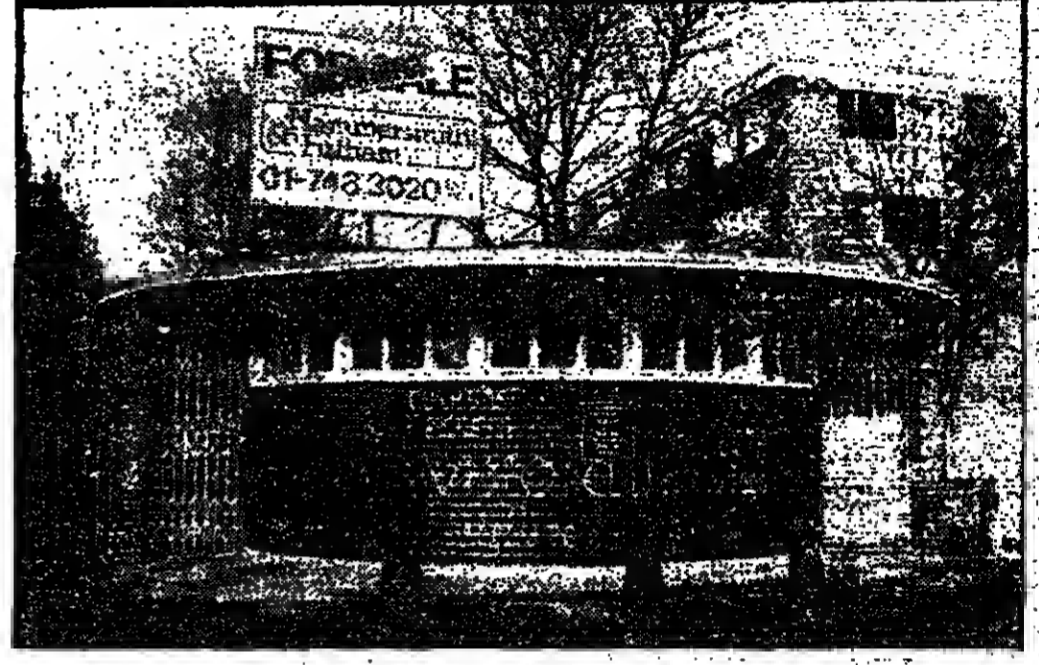
The Ladies and Gents are separated by a brick archway that used to lead into the park. Mr Brookes has had to create a new park entrance since his restoration plan involves closing off the arch at front and rear with glass. This will be the reception area and its height will allow a metal deck, an extra floor, to be suspended inside.

The Ladies will be turned into a boardroom with a small kitchen and bathroom beside it. The former Gents will take four of five architects with drawing boards and the roof space will be opened up, creating another two rooms.

Mr Brookes has taken a 20-year lease on the property with an option to buy when the conversion is complete. To pay for the scheme he will create a pension fund, with his ex-lavatory—by then, he hopes, worth at least £100,000 as security. The fund is designed to mature containing three times the amount borrowed for buying the freehold.

When Mr Brookes retires, one third will pay off the loan and the remaining two-thirds will be spread out as pension instalments. He will gain tax relief on the mortgage interest and the building will be his, to dispose of at his convenience. By then, perhaps, old world lavatories may be back in fashion.

Jacqueline Shorey



A 1950s public lavatory in London W14, which will be refurbished as offices.



Two modernised Victorian houses in Prince Albert Road, NW1, for sale at £1.2m and £1.6m respectively in Crown Estate 99-year leases. Details Britton Poole and Burns (01-722 1166) and Hampton and Sons (01-493 8222)

Advertisement for THE GROSVENOR ESTATE, featuring an illustration of a large house and text describing the development. Includes contact information for George Trollpe & Sons and John D. Wood.

Advertisement for Amarilla Golf & Country Club, Tenerife South, featuring text about fairway apartments, beachside apartments, and golf course facilities. Includes contact information for Richard Martin Sales.

Advertisement for MAYFAIR W1 opposite Green Park, featuring text about a selection of 4 fully furnished apartments. Includes contact information for Tessa Kelly.

Advertisement for 22 PARK CRESCENT REGENT'S PARK, featuring text about excellent modern flats for sale on long leases. Includes contact information for Allsop Co.

Advertisement for 64 LADBROKE GROVE LONDON W11, featuring text about luxury living in Holland Park. Includes contact information for Nelson Hearn.

Advertisement for JOHN D WOOD, featuring text about Cumberland Terrace and York Terrace West. Includes contact information for John D. Wood & Co.

Advertisement for SWITZERLAND Gstaad Valley, featuring text about attractive 2 to 5 room apartments. Includes contact information for GLOBE PLAN SA.

Advertisement for SWITZERLAND in the magnificent resort of Leysin, featuring text about building comfortable apartments. Includes contact information for Agence Romande.

Advertisement for AUSTRIA, featuring text about apartments for sale in world ski resorts. Includes contact information for Chesshire Gibson & Co.

Advertisement for SPAIN, featuring text about villas to be sold at the Costa Blanca. Includes contact information for Jaberg B&L.

Advertisement for SWITZERLAND, featuring text about a complete range of properties for sale throughout Switzerland. Includes contact information for Hilary Scott Property.

Advertisement for GEORGE KNIGHT & PARTNERS, featuring text about letting agents and professional services. Includes contact information for George Knight & Partners.

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TRAVEL • MOTORING

Go skiing and make a meal of it



Verbier, with its houses clinging to the gentle hillside

ON DAY ONE we tackled a moderate ski slope and, immoderately, a dish of tomato mousses with artichoke bottoms and Beef Wellington. Day Two was memorable for the moguls beneath the gondola lift and, either side of the skiing, poached eggs with smoked salmon and a raspberry pavlova.

Last week, along with seven chalet companions, I spent a week in one of John Morgan Travel's three gourmet chalets in Verbier, Switzerland. The company has for 15 years provided staffed chalet holidays in France, Austria, Switzerland and Italy. The gourmet chalets, so far only in Zermatt and Verbier, were launched just this season.

Even the most dedicated skier cannot fail to pause in a blow-by-blow account of the day's attack on the mountains to reflect that there is a lot to be said for the stilton soup, too. The most rugged snowfield starts to stir contented memories of last night's duchesse potatoes.

For the beginner or intermediate skier it can also be a great comfort. When you have floundered on the slopes and fallen as flat as a pancake, a crepe suzette is a wonderful pick-me-up at the end of the day.

Life in a staffed, luxurious chalet does no harm either, to the bruised ego or other battered parts. To arrive home to an apparently endless flow of piping hot water—not a univer-

sally available commodity in all Alpine resort chalets by all accounts—to warmth, and the prospect of dinner makes a day that might otherwise be best forgotten suddenly feel memorable. It is, of course, the skiing that brings the visitor to Verbier. In the first place, located on a sunny plateau on the south side of the Rhone valley, Verbier is generally considered by those in the know to be one of Europe's top five ski resorts, along with Zermatt, St. Anton, Val d'Isère and Courchevel.

When the French launched their Trois Vallées concept linking eight villages around Maribel and Courchevel, Verbier countered with Les Quatre Vallées linking ten villages on the same pass via 64 drag lifts, 18 chair lifts, 10 gondolas and five cablecars. The village lies at 5,000 feet and Mont Fort, the highest spot in the Verbier ski area, at 10,925 feet. The opportunities for those in search of powder skiing are endless.

Verbier is probably best suited for intermediate to advanced level skiers, partly because the extensive range of runs means a fairly expensive lift pass which might not seem the best value for money if you spend your days on the nursery slopes.

But there are plenty of blue and red runs available for skiers just a few rungs up from beginner. On a clear day, the breathtaking views and pure enjoyment of the good wide pistes at La Chaux, 8,000

also offers in Verbier chalet accommodation staffed by chalet girls working on not quite as generous a catering budget; staffed apartments without a meals service and self catering apartments.

The gourmet option meant, in our case, meals prepared by two cheerful sisters from Staffordshire, both of whom had taken cordon bleu cookery courses.

Our apartment in the Flamini chalet slept eight, with two double bedrooms, two twin rooms and three bathrooms—which removed any question of queuing for a soak after queuing for a lift. It has to be said the lift queues can get quite long at Verbier.

The apartment's large living room-cum-dining room, with a spectacular view of the mountains and of the deep valley below, is the social focus. Duty free drinks tend to be pooled and everyone meets before dinner to hear the day's ups and downs.

The chalet party may be made up of individuals travelling alone, groups of friends or families—and the formula seems to have a way of making strangers into holiday friends.

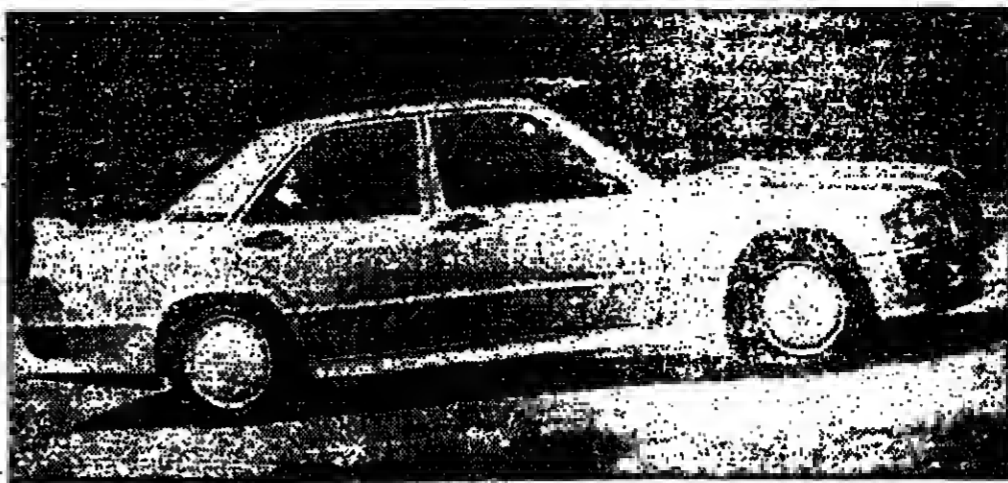
On the two- to three-hour coach journey from Geneva airport to Verbier, the company's representative details snow conditions and collects lift passes and money and pictures, and advises on ski school.

The Swiss Ski School has 170 instructors in Verbier and charges Sfr 17 for one half-day lesson or Sfr 83 for six. Two of my chalet companions, 10 minutes into their first day's lesson, were started at being ordered to take off their skis and trudge back up the mountain to the cablecar which took them down to a more junior class.

Apart from the large blow to the ego, the 45-minute climb through thick snow led them exhausted and bad tempered. After a week's excellent tuition from a number of instructors, we concluded, however, that this initial incident appeared to be a fluke.

The ski school is renowned for its Cours de Godille, week-long intensive all-day classes which take place in the low season. Travel details: John Morgan Travel, Petersfield (0730) 69821. Gourmet chalet holidays for one week from February 8 to March 28 range from £351-£386 per person inclusive of return flight and coach transfers.

Fiona Thompson



The off-the-peg Mercedes-Benz 190E 2.3-16, a 145 mph four-seater with family capacity

Fast living for families

MANY PORSCHE and Ferrari owners must be familiar with the problem which comes at a time when school fees also start to hit. The question they have to answer is: what car do I buy for fast and pleasurable motoring now that the children will not fit into the cramped back seats?

There are a number of alternatives and I have been driving two of them in recent weeks. One is an off the peg solution, the other tailor made, but both are special versions of the Mercedes-Benz 190E.

Concerned about their image as makers of cars for successful if rather mature people, Mercedes-Benz produced the 190E 2.3-16 as a limited edition for racing and for street use by the young and upwardly mobile. It had become a familiar sight on the autobahn—usually from the rear, and fast disappearing from view—before it reached Britain last autumn. By the end of this year about 600 will have been sold here.

A British company, Cosworth Engineering of Formula 1 racing fame, co-operated with Mercedes-Benz to design and manufacture a 16 valve, twin overhead camshaft cylinder head. The 2.3 litre, four-cylinder engine develops 185 bhp which compares with the normal 2-litre 190 E's 122 bhp.

The top speed—a matter of academic interest nowadays—is about 145 mph. More important to the British buyer is the fact that the engine is untemperamental, smooth even if pressed towards its permitted 7,000 rpm maximum, and not uneconomical.

Used at business driver's speeds on the motorway and enjoyably on normal roads, it gave me 28 mpg. Fairly low gearing—22.5 mph per 1,000 rpm in fifth—makes for flexibility in town. It stays smooth at 30 mph in top.

The suspension has been stiffened slightly and has a self-leveling system but is essentially the same as that of the normal 190, which has exceptionally secure handling at high cornering speeds. There is some road reaction from the 55 series Pirelli P6 tyres over expansion joints and drain covers. But ride comfort is perfectly acceptable and their traction and cornering grip unbreakable in the dry, reassuringly good in the wet.

The front seats are hip-hugging and predictably firm; in the rear there is room for two adults or a pair of hefty teenagers and the boot is family-car sized.

According to Mercedes-Benz, the spotters, air dams and side skirts are not just there to make the 190 E 2.3-16 look the part but are aerodynamically functional. They reduce front and rear lift by more than 40 per cent. At motorway speeds this hardly matters but a driver exploiting his freedom to go really fast on the autobahn will notice the difference in directional stability.

At £21,045 the 190 E 2.3-16 is a costly package in relation to the standard 190E (£12,135). There is a cheaper alternative, Janspeed Engineering offers a turbocharging package on the standard 190 E with many of the off-the-peg car's performance benefits.

It costs £2,710, which includes £215 for a mechanical breakdown insurance, necessary because the turbocharging invalidates the Mercedes-Benz engine warranty. So, for £14,541 it is theoretically possible to

The one I tried had automatic transmission which raises the price still further to £18,342 but made it a most agreeable car to drive. Good though the Mercedes-Benz five-speed gearbox is, the four-speed automatic is better unless you plan to spend all the time on the autobahn or flying up alpine passes.

The beauty of the Janspeed conversion is the huge amount of torque (pulling power) at modest engine speeds. It really does give the 190 E a lot of muscle.

No change has been made to the engine's 9.1:1 compression ratio so the pick-up at low speeds is the same as the normal 190E. At as little as 2,000 rpm, there is almost 25 per cent more power at the rear wheels, rising to nearly 50 per cent at 5,000 rpm. In practical terms this means that acceleration from 3,000 rpm to 70 mph in third or 65 mph in top is startling. It does not come in with a sudden rush, just a lovely silken surge of power.

Providing the engine is not taken up to excessively high speeds—and this is not what turbocharging is all about—fuel consumption is little affected. Mine was 27.29 mpg for a mix of motorway and town driving.

The Janspeed converted 190 E had the optional 15-inch wheels and B F Goodrich Comp T/A series tyres. These massive ultra-low profile tyres have glass fibre belts instead of the usual steel belts. I thought they rode better than the Pirelli's on the Mercedes 190 E 2.3-16 though the tread pattern made more noise on some road surfaces.

Of course, if one intends to use the greater performance potential seriously, suspension modification and larger wheels and tyres are desirable. These add another £1,570 and if you want the full package of spoilers, leather steering wheel (which blocked my view of the instruments), wood door caplinings and spotlights, the total cost of this almost 190 E 2.3-16 look alike is £17,923.

THE MOST popular models among second-hand car buyers are three year-old Ford Escorts or four-year-old Austin Metros. They will have covered between 36,000 and 37,000 miles and will probably be in green and brown are the likeliest colours.

These statistics were turned up by the RAC in a survey covering 2,500 vehicles that had been submitted to its vehicle examiners to see if their condition measured up to the vendors' claims.

This, as anyone who has bought a car privately or from a back street dealer will know to his cost, is not necessarily so. Private sellers who advertise a car in the local paper are usually honest enough but there are some rogues among them. And some advertisers who appear to be private individuals turn out to be amateurs doing a bit of dealing on the side.

Either way, a specialist examination is prudent. If the seller objects, then clearly the

car should not be touched with a barge pole, however cheap it appears. If it fails the examination, the fee is wasted but at least the buyer knows he has avoided being sold a pup.

The RAC, which offers the service to members at a basic fee of £45, says it saves prospective buyers thousands of pounds every year. The AA has a similar scheme but it is only for members. Most cars are charged at £39, but the fee goes up to £50 for two-litre to 3.5-litre models, £75 for those over 3.5 litres. Special cases like a Rolls-Royce or Ferrari cost £120.

The most popular imported cars among second-hand buyers are the VW Golf, the Renault 5 and Nissan's rising for second place. The RAC survey showed that they had covered slightly lower average mileages than the Escorts and Metros at 31,000 to 35,000 miles.

Stuart Marshall

Specialists who save pain

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Holidays and Travel

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DIVERSIONS

Telephones

This is the shape of rings to come

BETH, ELDEST daughter of Louise Kehoe, our correspondent in California, recently asked her parents for a telephone line of her own. She argued that many friends of her age already had one, and it would mean that her parents would not have to wait to use the telephone while she discussed important matters on it. They refused. Beth is eight years old and will have to wait until she is 12.

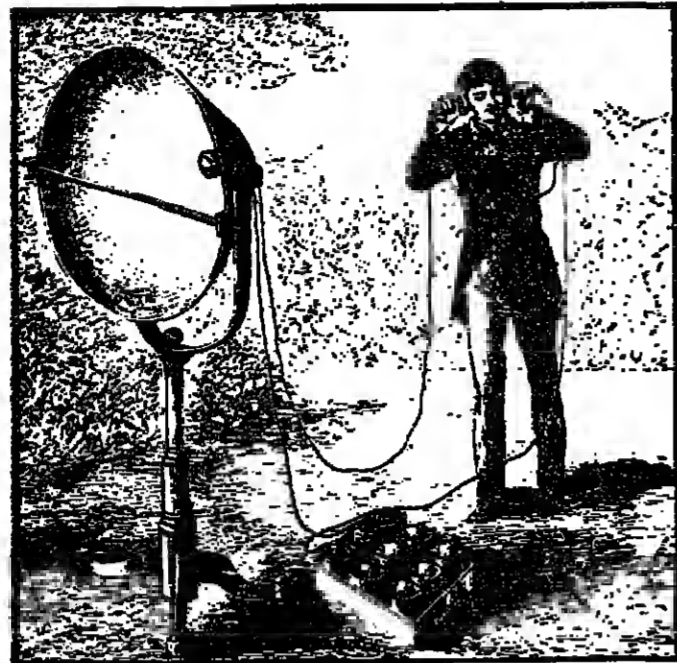
So many children in the US have their own lines that some companies are selling child-sized telephones. Indeed, the telephone is so ubiquitous in the US that you can even buy a waterproof shower phone.

The Australians have gone one better — or rather, one worse. Dick Smith Electronics, a chain of electrical shops similar to Tandy, is selling what it calls the ultimate in convenience. This is a combined telephone, AM/FM radio, and toilet roll holder. Even the company brochure admits the Lo Phone at AS99 is "absolutely tasteless."

Yet in Britain the domestic telephone user might be forgiven for wondering what all the talk of a telecommunications revolution is about. It is taking BT a long time to modernise its existing network: the lines are often cracked, the dialling time is slow; there are precious few exchanges with modern services such as automatic diversion of calls to another number.

What is more surprising is the rather limited development of the market in domestic telephones. Even though BT lost its monopoly to supply telephones over four years ago, many products now available seem expensive, in designs which range from the unexciting to the appalling.

BT still dominates the market. Anxious to protect its rental income, it is not exactly seen on some of the price of purchased telephones fall. And as



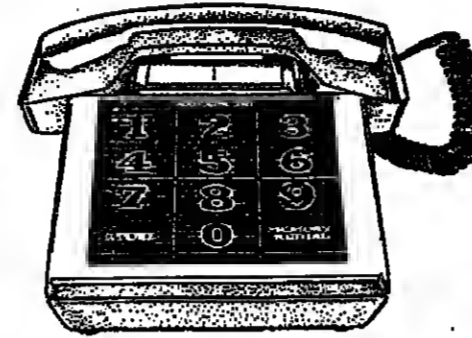
many of the manufacturers also sell most of their products through BT, they are not falling over themselves to start a price war either.

One of the biggest brakes on telephone sales has been the cost of converting old-style wiring to the necessary plugs and sockets. BT charges £28.75 to change existing arrangements. If you want two extra sockets the bill rises to £52.90, which is absurd if you were thinking of getting a cheap £20 single piece telephone for the kitchen.

However, in the next few weeks the government is

expected to lift BT's monopoly in telephone wiring in our homes. The most likely outcome will be that approved contractors can install the "master" socket which marks the boundary with BT's network. Then, either the contractor or the subscriber can do the rest of the wiring, putting in additional sockets.

BT itself will sell DIY packs for extension sockets. This is easy to do—anyone who can fit a plug on an ordinary electrical appliance will have no problem installing an extension socket. This is expected to encourage



Above, left to right: Audioline's 310, with large keys intended for the elderly or disabled, it can store 10 numbers and costs £39.95; BT's compact Tremlo, costing £35.95; and the new GEC Esprit cordless, at £139.95—though retailers expect the price to come down soon.

Left: receiving a message on Bell's Photophone, patented in 1880. He said it was his "greatest invention—greater than the telephone." It used sunlight to transmit sound—a technology not so different from the latest optic fibres.

more people to buy telephones. It may also stimulate suppliers to produce better equipment. In any case, prices are falling: it is worth remembering that a mere two to three years rental costs the same as buying outright.

BT mainly sells other companies' telephones, but develops and manufactures its own. It has strongly promoted its own one-piece Simitel, which at £29.95 is very expensive compared with similar products like, say, one from Audioline at £16. Simitel is also an irritating product, not least on account of its ring, and the fact

that you can easily cut yourself off while talking. The BT name, and promotion, has nonetheless resulted in good sales.

Another curiosity from BT is the Picturephone, a £39.95 wall-mounted telephone with space for photographs. This prompted one retailer to comment: "BT really ought not to be allowed to design telephones, it's awful."

The most interesting — and most obviously useful — product is the cordless telephone. Prices are falling quite quickly and most of the technical snags have been solved. Cordless tele-

phones have small radios in the handset which can be used up to 100 or 200 yards from the base unit around the house and in the garden.

Practically all good cordless telephones are made by one company in Japan. BT is about to launch a new model, the Freeview, at £39.95, the same product old price as a cordless sold by Uniden. It is not very handsome but it does have a reputation for working well in difficult conditions—certainly not the case with earlier models sold by BT.

on other manufacturers' prices. Better looking, well regarded and expensive are the new GEC models: the Esprit at £140, and the Envy (with an intercom between base and handset) at £170. Other companies producing cordless telephones include Plessey and Answercall.

Most conventional telephones now have, as standard, push button dialling, automatic redialling of the last number called, and mute buttons, which are the electronic equivalent of a hand over the mouthpiece. Most telephones have electronic "bells" which range from irritating squawks to

gentle warbles. Fortunately, many have volume controls. Extra features include memories for storing and automatically dialling frequently called numbers; loudspeakers; and digital clocks. Some are a combination of telephone and radio alarm.

Cheapest of all are one-piece phones costing around £15 — about double the price of the £10 "throw-away" equivalent in the US. Some of the most expensive are the Donald Duck and Mickey Mouse telephones priced at £150 — they cannot be sold, according to Mr Justin Orde, head of the Gazelle Group, the largest independent distributor of telephones in the UK.

There is a small but apparently thriving market in decorative telephones. Some love them; many loathe them; and in reproduction cast-iron telephones and wooden wall-phones.

The standard BT telephone is the Statesman at £96. This is built to last 15 years and therefore comes rather expensive. Better looking, at the same price, is the Tremlo, which comes in mid-blue or almond; and the Viscount at £40, which comes in a range of colours.

A number of other companies offer equivalent products which are usually slightly cheaper than BT. The choice really comes down to personal preference in design and colour. Models worth looking at include Siemens' MasterSet III at £40, Betacom's Flamingo at £25, Audioline's 201 at £26, and the 301, with big buttons for the elderly, at £25.

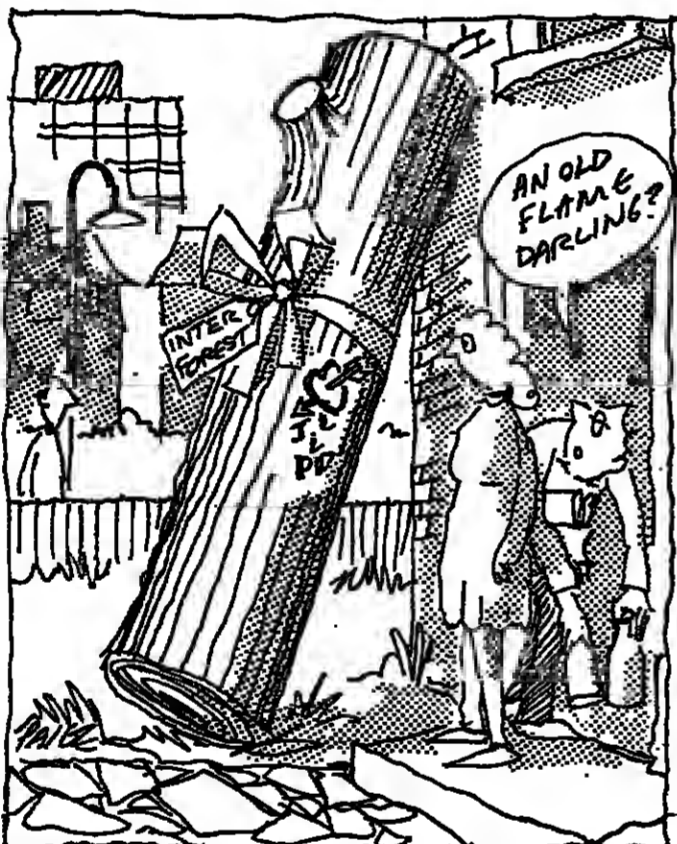
None really compares with some of the zany products available in the US. A New York company called Cash 'n Gold sells — £20 "Lipstick Phones" in pink, silver, and gold; "Mercedes Phones" at \$40; "Razor Phones" at \$35; and a telephone that looks like a gold-plated dollar sign, at \$30. Jason Crisp

Lots of hearty tributes

WE SEEM hardly to have recovered from Christmas (my bank account certainly has not) and yet here we have St Valentine's Day hurrying towards us and every shop in the land agog to sell us yet more things. I realise this is a smugly carnageously approach to what is supposed to be the most romantic of days so for those in a more generous and romantic mood, here are some suggestions of how to woo, win or bolster your love.

We do not normally associate such overtly commercial events as St Valentine's Day with fine arts and crafts, but if many a hlatantly opportunistic idea can make a quick buck, why not the artists and craftsmen of our day? Combine taste with generosity and go to the Crafts Council Shop at the Victoria and Albert Museum at South Kensington, London SW7, to see some of the specially commissioned work produced with St Valentine's Day in mind.

Choose from a painted wooden rolling pin by Eleanor Glover at £26 or for Jane Short's silver and enamel "kisses" or "arrows" cufflinks (at about £25 a pair). If all that is a little more than your love is worth, look at Trisha



Rafferty's button cards (below) or Cathy Harris's perspex jewellery at under £20. The exhibition starts on February 1 and goes on until February 13.

SEND a basket to your love. What about a little of pink champagne, some hand-made chocolate truffles in a heart-shaped box, some of her favourite cologne together with a lace-edged handkerchief? Wickes Gift Baskets of 217 Uxbridge Rd, London W15 9AA (01-567 2745) will do its best to oblige. It will make up baskets for him or for her at prices starting from £14.

IF YOU always leave things to the very last minute, take heart — Fast Flowers of 25 Vanston Place, London, SW16 will come to the rescue. It will guarantee to send flowers anywhere in London free of charge (all you need to do is lift the telephone and quote any major credit card company) and it can also arrange for them to be delivered almost anywhere in the world. Choose from roses either in bunches or a packaged, sleek stem, from orchids, birds of Paradise or silver-treated carnations. Sample prices — 12 red roses, packaged and delivered for £21, six red roses for £11 and a single red rose (though, personally I think this so restrained it verges on the mean) for £8.20.

A BOXED realia red rose is not wildly exciting but if it comes with a loving (or witty) message and is sent by the John Grooms Association for the Disabled you will at least be pleasing more than one person. All the money raised by the sales will go towards a residential complex being built in Norwich for severely disabled people. Send a cheque or postal order for £1.20 to John Grooms Association, 10 Gloucester Drive, London N4 2LP. Do not forget to add your message, which will be boxed with the rose.

looking at any time because it is one of the few places I know which will inexpensively and happily design and make pieces to your specification.

ANTIQUE markets are a marvellous source of presents that are original, charming and often surprisingly inexpensive. A small collection of heart-shaped boxes from some of the stalls at Gray's Antique Market. The two royally embellished tin boxes at the top of the photograph (featuring Queen Mary and King George V) are £45 for the pair and they come from Stewart Cropper's stall. In the middle is an embossed silver box from Renato's stall, £45. At the bottom come two heart-shaped perfume bottles — both from the Trin stall. The porcelain one on the left is late Victorian and is £50, while the ceramic one on the right is £40.

IF, LIKE me, you are still feeling the strains of the big Christmas spend, you can send a Valentine balloon to your loved one. For just 40p Curious Caterpillar By Post of 102 Bencroft, Hillingdon, Heris, will dispatch it anonymously (with a bow-up) but bearing the welcome — I Love You. If you are feeling rather more generous, send for its catalogue and order something a little more expensive.

JEWELLERY is, I suppose, the romantic present par excellence. Baechus Jewellery of 14 Charlotte Place, London W1P 1AP has a simple, fragile, pretty-looking collection of heart-shaped designs at prices that are far from exorbitant. Based on nine-carat gold and semi-precious stones or pearls, there are stick pins for as little as £17 and necklaces featuring gold hearts and cultured pearls for £95. It is a shop worth



NIGEL MILNE has one of the most charming collections of antique jewellery I know. It is exactly the sort of shop one cannot afford to visit too often, so full is it of seductive and beguiling pieces. However, if somebody is feeling generous it is a good place to seek out the special, the rarified and the one-off. Most of his jewellery is antique but he also sells a collection of modern pieces by Kiki McDonough. Some of her work is photographed here.

The gold heart bangle at the top with three central diamonds is £1,200. The gold heart-shaped drop earrings in the middle, each sporting a central diamond, are £650. The onyx and gold head necklace on the left, with its 18-carat gold and black enamel heart, is £1,200 while the matt onyx necklace on the right, culminating in a rock crystal heart with large 18-carat gold and diamond bow, is £695. All from Nigel Milne, 16 Grafton St, London W1X 3LF.



Heart-shaped tin boxes at Gray's Antiques



Trisha Rafferty's porcelain buttons at the V and A

Valentines

Romance is no laughing matter

WHOEVER it was that juxtaposed the terms "funny" and "valentine" didn't know what they were talking about. Romance is no laughing matter and in my experience the whole subject of valentines is extremely problematical, from choosing to refusing, from selecting to accepting.

The first problem is identification. Like being a little hit pregnant, there can be no such thing as a valentine as partial anonymity. I have received a few valentines over the years which were utterly untraceable; presumably the sender remains as frustrated as myself, and the whole exercise has proved completely pointless. So all senders should therefore provide subtle clues — the revealing postmark, the discreet office franking stamp, the subtle suggestion of name, address and daytime telephone number, initials suffice, providing you have a name like Vanessa J. Quint.

They're the most obvious thing to send, but I still respect anyone who succeeds in buying a simple valentine card. It is incredibly embarrassing, choos-

ing a card to express your deep affections when the shops are full of sniggering youngsters and brusque assistants. It is like displaying your emotional luggage to Customs officers.

Victorian cards, on the other hand, are beautiful and honest things, which tend to be sold in quiet collectors shops or old print galleries. But do not go too far. Last year, I received a valentine which was a limited edition. Unfortunately this meant that it did not have a limited life as it was too expensive to throw away. It lurks to a corner, all hearts and cherubs, a clumsy reminder of a continuing affection.

In fact, enduring items have a place as valentines: only between enduring partners, where such declarations of affection are often unnecessary anyway. When it comes to the true valentine, the spark to kindle new fires, then the best tokens are fireworks. Flowers, chocolates, drink and invitations to dinner, all discreetly pass away of their own accord. They leave no sad reminder if their implicit offer is refused. But equally,

they have no revealing presence if an illicit offer is accepted.

By the same principle, the worst valentines are articles of clothing or jewellery. (The only permanent items which can be safely sent are those which can be passed off as gifts from another occasion. However, there is little romance in receiving something embossed "Happy Birthday" or "Congratulations on achieving your monthly target".)

The most romantic thing I have ever received was on the morning after my house was burgled, when my girlfriend sent me a single rose with the message: "There are some things they can't steal. Love..." Ever since, I have been a staunch fan of the single rose, as dressed in satin and delivered to my desk by the aptly named Unirose (01-727 3922).

The only other thing to stress is that really, no-one wants to be contacted through a newspaper advertisement. The whole thing is just a bit too close to the Lonely Hearts columns.

There is little further advice I can offer to the person who

decides to send a valentine. You are out there on your own. It is your decision to put your heart on your sleeve; just remember that at one end of it is a cold shoulder.

But what if you receive a valentine? Or worse still, what if a certain glance, a knowing smile, tells you that someone erroneously thinks they have received one from you?

The non-minimalist approach says that you should clear the whole misunderstanding up immediately. Do not give any possible encouragement. Get things stopped before both of you look foolish.

Personally, though, I cannot help being sympathetic to anyone brave enough to send a valentine, or sweet enough to think I might have sent them one. On this occasion, hard-hearted practicality surely has to be replaced by Yeats's dictum — "Tread softly, for you tread upon my dreams." It may be good, on Valentine's Day, for a man to be seen to be dashing — but I do not think that applies to other people's hopes. Paul Keers

Collecting

Rocking horses canter into fashion

MODEL HORSES of various descriptions are among the most endearing of playthings, exerting their charm over adults as much as children.

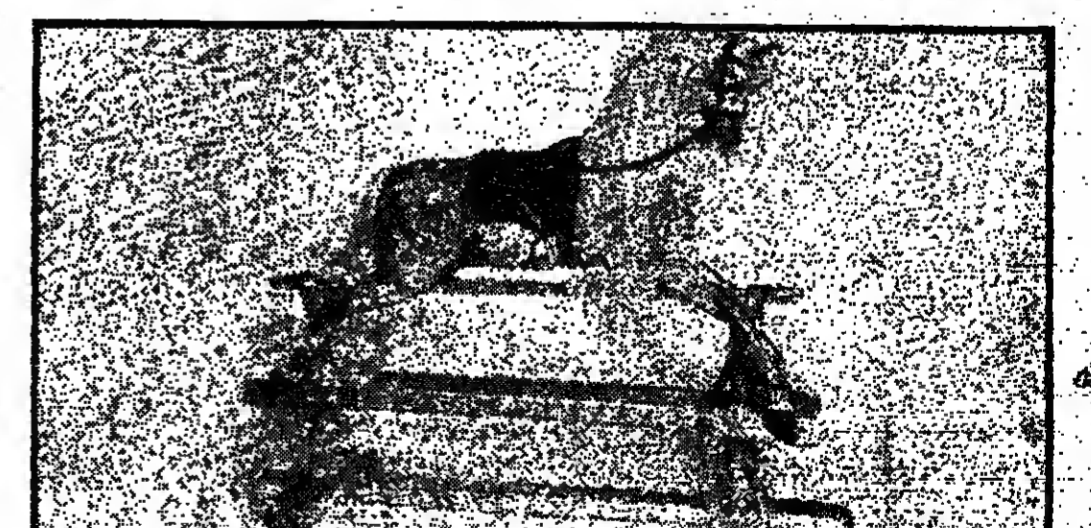
The hobby-horse which preceded the rocking horse was often only a horse's head atop a stick which could be ridden astride. More sophisticated versions were fitted with a T cross bar and had wheels at the rear.

These stick-like horses were known to the Greeks and Romans, and are well-documented in medieval manuscripts. By the 16th century they were widely available. Lanthorn Leatherhead in Ben Johnson's Bartholomew Fair shouting his wares: "Buy a fine hobby horse to make your son a tiller."

By the 18th century full-scale rocking horses were being promoted as a help to teach children to ride as well as provide a sense of exhilaration. "They swayed about upon a rocking horse/And thought it Pegasus," John Keats wrote in *Sleep and Poetry* in the early 1800s.

In *The Cricket on the Hearth*, Charles Dickens tells of the toy maker working on horses "of every breed, from the spotted barrel on four pegs... to the thoroughbred-rocker on his highest mettles." The pillar stand, safer than the bow rocker because of the stability of the stand, was patented in 1870. The horse was able to gallop on two parallel iron pivots.

Billed as the 1906 novelty in Gamare's catalogue that year was their patent "Galapa" horse. Combining all the advantages of the circle and the rocking horse, it "enters, gallops, answers to the reins." When the horse was rocked gently, two independent springs engaged on the backward motion and drove the horse forward on small rollers let into the rockers. It cost from 5s 6d to 10s.



"Mister Smokey," a hand-made reproduction of a Victorian original in the Rocking Horse Exhibition

In the Rocking Horse Shop, Old Road, Holme upon Spalding Moor, York, Anthony Dew reproduces the traditional Victorian-style horse.

"Originally their bodies were made of yellow pine, but since this is hard to obtain and expands, I use jelutong, which is stable, easy to carve, and virtually knot-free."

A lot of the Victorian horses had quite vicious expressions. In 1905 Diana Holman Hunt was horrified on discovering her father's rocking horse in the attic — "his ferocious upper lip snarled and twisted over huge chipped yellow teeth."

Anthony Dew prefers a more benign, sprightly animal, whose personality is friendly rather than warlike. Some examples of his work are in the evocative Rocking Horse Exhibition — on until the end of the month at the Guild of Master Craftsmen's newly opened showroom in Lewes, East Sussex. It is open 9.5 Monday to Friday.

Seven makers are exhibiting, and prices are from about £300 to £1,200 according to size and finish. An unusual "muscular" effect is a feature of the laminated hardwood Reiko horses, whose tack consists of bridle, noseband and bit, breast-plate and saddle, with girth and stirrups. No two horses are exactly the same, and each has its own registration certificate.

Haddon Rocking Horses, Station Road Industrial Estate, Wallingford, Oxfordshire, run by the Randolph family, sells about 500 of its dapple grey, and black horses a year, exporting to the Middle East and North America. They run a Rocking Horse Society for owners, who can trade up from a pony or colt to a larger steed by part-exchange.

Catalogue entries on the exhibition are free for a large stamped addressed envelope to Matri Baker at The Guild, 168 High Street, Lewes, Sussex, Anthony Dew's book, *Making Rocking Horses* (David and Charles) is

£8.95 plus £1.50 postage.

All of the makers undertake restoration of old horses, however pitiful their state. A little rocking horse which came in for renovation had three horse legs and the fourth fell off as it was lifted from the stand. Its ears were smashed and the lower jaw broken.

For those who want to operate their own hospital service, Margaret Spencer, Chard Road, Crewkerne, Somerset, supplies spare parts by post order. A leather harness set with reins, brass studs, and a length of strapping to make a bridle, costs £4.20, a hand-trimmed velvet saddle from £5.50, and glass eyes with a brown iris from 25p a pair.

If you want to buy an antique horse rather than a new one, you can usually find them in collectors' sales at Colfax's, Phillips, and Christie's, South Kensington.

June Fie

Jeff not to go

Starting from scratch

In the world of desperate dans

LIKE many weak, flabby cowards, although alas, no longer a 7-stone weakling...

image compared with, say, karate, seemed to fit in better with my mature years...

press-ups, nearly 50 sit-ups and a further variety of exercises supposed to stimulate and relax me.

The "fighting" itself was not at all dangerous. The colour of the belts, worn above the judogi suits, easily identifies your skill.

Improving your grade includes an elaborate system of points that take time and expertise to accumulate.

In theory, the highest possible grade is black belt, 12th dan. In fact, fourth and fifth dans are the top fighting grades in international competitions.

Being able to identify standards so easily stops coners, in particular, from being roughly treated.

Judo is the "safe" version of the ancient, and potentially lethal, Japanese martial art of jiu-jitsu.

ing hall), Japanese names are used to describe the various different throws and holds.

Even so, it is a fairly rough sport and those taking part are made well aware of the dangers involved in losing control.

I spent my two nights at the Judo club in Hammersmith, west London. The chief instructor is Percy Sekine, a 6th dan who represented England.

Apart from learning how to look after yourself, why do people take up such a tough sport? There seem to be two motives—physical and mental relaxation, and the chance to make friends.

Costs

I CHOSE the Judo club at Latymer Court, Hammersmith, west London, partly because it is close to where I live.

The highest initial cost is buying a judogi (jacket, trousers and belt), which have to be made of tough linen and can be used for little else except possibly a fancy dress ball or to frighten your wife.

The cost of joining clubs varies from £15 to £30 a year.

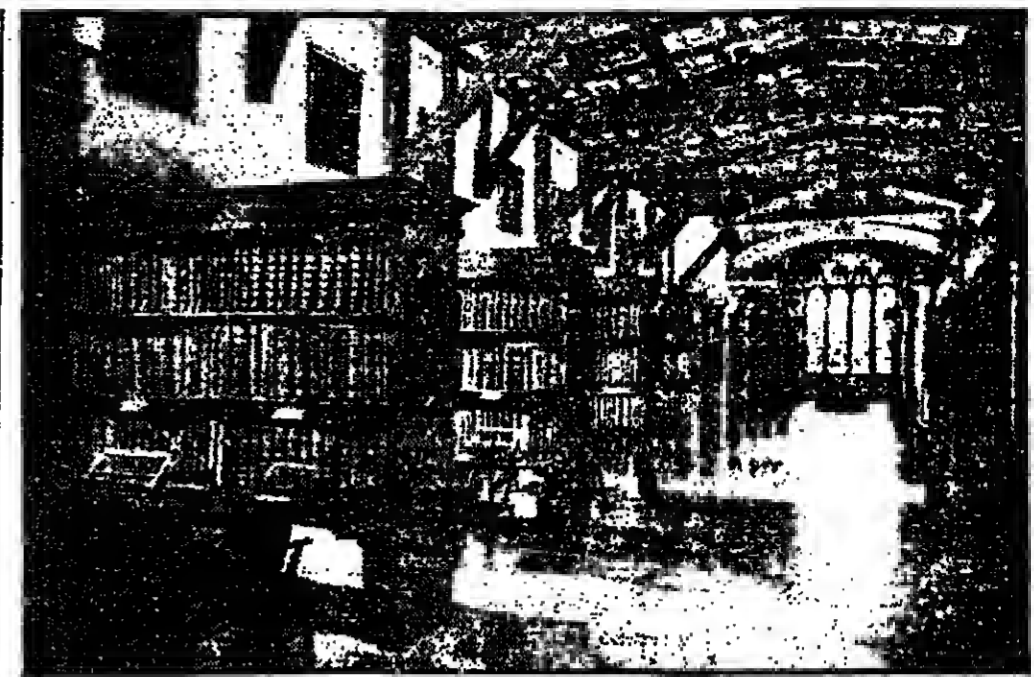
accountant, construction worker and a policeman (who obviously is able to use judo in his job).

Club members include Lord Queensbury (whose ancestors were more interested in boxing) and Jack the London Standard newspaper cartoonist.

Aficionados claim judo is much more satisfying than karate, which is far more popular. Sekine says karate is merely learning to use the hands and feet as "nests" with no physical contact allowed.

Judo is not an easy sport to learn. It needs time and determination—two things in short supply for me. And like most beginners, I doubt if I will ever become any good.

John Edwards



The Bodleian: threatened by shortage of funds

Where the books are cooking

SHAKESPEARE or not, the doggerel recently found by a keeno-nosed scholar from Kansas shows that Oxford's Bodleian Library is one of the nation's greatest and least appreciated treasures.

The problem is lack of money. All Britain's research libraries face rising costs with sharply reduced budgets as a consequence of the government's higher education policy.

their college dinners, but that is their privilege. Indeed, part of the strong affection which users feel for this library lies in its welcoming, relaxed atmosphere.

Yet despite centuries accruing a fabulous collection of manuscripts, largely from benefactions, the Bodleian has never had funds to be a serious purchaser in the saleroom.

Because the Bodleian, like the British Library, is a copyright library, it has received all British publications free since its creation.

mean that foreign acquisitions are progressively reduced. Like the British Library, the Bodleian is a copyright library: it receives a copy of all British publications, free.

Such economies undermine the whole raison d'être of the library. Furthermore, the Bodleian's status as a major international library will decline if it cannot adapt to modern expectations.

Private patronage must be sought. When a new Librarian is appointed to the now vacant position, fund-raising will be vital.

Patricia Morison

Gardening

Tulips and horticultural one-upmanship

A MAN I had never met rang and invited me to call to see his tulip tree. It was, indeed, a fine specimen, growing in what had once been a rectory garden.

which are sometimes called tulip trees—wrongly, according to the experts, although to me it always seems rather arrogant to call any popular name wrong if it is genuinely used by the public.



shape of the leaves, which look like individual leaflets of a maidenhair fern though greatly enlarged.

proved to be beautiful, easily grown and readily propagated by cuttings. The ferny leaves are beautiful, much like those of the swamp cypress, and turn from light green to rust red in the autumn before they fall.

The tulip tree arrived in England from eastern North America some time in the 17th century. There is a record in 1745 of a specimen at Waltham Abbey that was 95 ft high.

In both cases the leaves turn a pleasant butter-yellow before they fall in the autumn and my only complaint about this handsome tree is that its young branches are rather brittle and easily broken by wind.

As with the tulip tree, it is difficult to understand why the maidenhair has been so little painted except in the great gardens and parks. There is nothing difficult about it and there really is no reason why it should not be planted as freely as maples or cypresses.

Public neglect of the dawn redwood seems to be due almost entirely to nursery neglect. Since few trees have been offered for sale, no demand has built up and most nurseries seem content to leave it that way.

Arthur Hellyer

CHESS

FIDE, THE International Chess Federation, has announced that the next Kasparov v. Karpov 24-game world title match will be played in July or August 1986.

avoiding a clash with the Kleinwort Greaveson British Championship which ends the previous day. Games are planned each Monday, Wednesday and Friday from 5-10 pm, with adjournments on the following day.

followed a private K-K meeting at a session of the USSR Chess Federation. Karpov has expressed a preference for a summer match, so the new package gives him all he could reasonably expect.

but looks likely to be outvoted. This implies that the old guard of Soviet chess has so far resisted pressures for major personnel changes at the top under the new champion.

NxP: 5 P-K4, N-N: 6 PxN, B-N2, 7 B-QB4, P-N3? Either 0-0 or P-QB4 is normal; the text gives White a chance of a fast strike at the under-guarded black king.

HERMES PARIS SALE 10-15th FEBRUARY 1986 155 NEW BOND STREET, LONDON W1Y 9PA

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BLACK (12 man) WHITE (8 man) Solution, Page XXI White mates in two moves, against any defence (by A. Wolnar, 1963).

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BOOKS

Jotting it all down

CHRONICLE OF FRIENDSHIP: Vera Brittain's Diary of the 1930s-1939. Edited by Alan Bishop. Gollancz, £12.95, 448 pages

VERA BRITAIN'S best known work is Testament of Youth, an autobiography of her early years in which the First World War takes central place as her fiancé Roland Leighton becomes a soldier and in 1918 is killed. The same ground was covered in Chronicle of Youth made up from her diaries. Seventeen years later, when this second collection of diaries opens, Miss Brittain is married to the economist, academic and would-be politician, George Catlin, and has two small children, John and Shirley—the future Shirley Williams. Vera is a committed pacifist, feminist, socialist, and writes and lectures on all three subjects. She is also working on Testament of Youth. The home memoir includes Winifred Holtby, author of South Riding and Vera's long time friend and confidante. The diary is a true diary in the sense that it is not worked up into scenes but gives the impression of being an aide-memoire—which was very probably the case since Vera continued her autobiographical writing with Testament of Friendship and Testament of Experience. On the whole, the good writing and deeper thoughts went into these works. It can be frustrating, for example, to read in unexpanded entries of "long talk with G. and W. (George and Winifred) about marriage, etc., cried." Or with Winifred "a fascinating conversation about sex and our own temperaments," which is only slightly less titillating than an 18th-century novel. The often notes are described without real colour, names listed without comment. Even what one must presume to be a great emotional upheaval in her life, when she falls in love with her American publisher, George Brett, is covered only by hints and quotations: "Wednesday, June 19, 3.30 pm. 'What a bliss which is perfect is come, that which is in part shall be done away.' In fact it was George Brett who sailed away and George Catlin, the "in part" husband who stayed. Travels abroad, for example a longish visit to the battlefields of the First World War or to pre-Second World War Germany, although full and detailed, have again the unsatisfactory feel of notes for later use and development. The most powerful passages in the diary describe the projected death of Winifred Holtby at the age of 37. These entries have the sequential fascination of tragic fiction and, for once, the chief characters in the drama are vividly described. There is Vera, an always commanding, heartbroken presence; Winifred, ignorant of her imminent death; Mrs Holtby, a rival commanding presence; Lady Rhonda, editor of Time and Tide and even stronger rival to Vera and, most dramatically, "Harry." Winifred's great love who is persuaded by Vera to come to her friend's deathbed with a last-minute proposal of marriage. The strength of these pages makes one question the editorial decision to cut only a quarter of the material. More could have been cut and extracts added from the later diaries up to 1945. Vera Brittain was a very hard-working woman. In 1938 she notes that she had written 45 pages of her new book in one week. In 1936 she records delivering 36 lectures between October 16 and December 3. However, present-day feminism may note that she was able to do this, despite having two young children, because she was backed up by a well-trained husband ("I don't believe in man"), a nurse, a cook and a maid in one entry she grumbles that, owing to the nurse's sickness and the cook's evening off, she had not only had to bath the children but then been forced to eat a second-rate meal—cooked by the maid! The two children are both sent off to boarding school at the youngest possible age, making one reflect on the influences leading to Shirley Williams' educational policy. This volume is called Chronicle of Friendship which is hardly apposite. Apart from Winifred Holtby, Vera's only other attempt at a close relationship was with the novelist, Phyllis Bentley to whom she showed a fatal form of patronage, as from the beautiful, loved mother, wife to the plain unsuccessful Northerner with "no sex experience." The relationship foundered on Miss Bentley's huge success with Inheritance which predated Vera Brittain's own recorded triumph with Chronicle of Youth. A more appropriate title for the book might be taken from her entry on her seventh wedding anniversary in 1932: "Life can be very sweet but for me all happiness for ever is a house built on shifting sands." Her early experience gave her material for a great book, led her towards pacifism (over which at the start of the Second World War she broke with her friend and publisher, Victor Gollancz). Feminism and also the particular strength of the survivor. In 1935, she compares herself unfavourably to her husband and Winifred: "I am trivial, because I am so much in thrall to my strong earthly desires—for love, for fame, for beauty, for success and also position." It is an honest self-analysis and one which might have shocked the high-principled circles in which she moved. Regular facials at the Army and Navy are not usually associated with left-wing political convictions. Nor perhaps writing to "Canon Barry" at St. Paul's to find out whether there might be room for her in Poet's corner. His reply is not recorded. Finally, a note for publishers: Vera Brittain's novel, Honourable Estate, was received by Gollancz on September 4, 1936, went to the printers the same day; proofs arrived September 26, with a publication date of November 2—the whole process taking less than two months.



A pre-war Vera Brittain with her two children, Shirley and John

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Risks over the years

PHOENIX ASSURANCE AND THE DEVELOPMENT OF BRITISH INSURANCE: VOLUME ONE 1782-1870 by Clive Trebilcock. Cambridge UP, £40.00, 792 pages

THE HISTORY of the Phoenix, a "late" pioneer in fire insurance, and its sister office in life assurance, the Pelican, was commissioned by the group to mark the 200th anniversary of one of the largest and most successful of British insurance companies. The 1984 merger of Phoenix Assurance and the San Alliance and London Assurance Group, an even earlier foundation and long-time competitor, adds yet another chapter to the history of survival and expansion through combination. It provides a second reason for this commemorative volume. This is not, however, the traditional laudatory account of the development of a commercial company but rather an impressive, indeed magnificent, contribution to the new genre of business history which is so radically changing our conceptions of British industrial and commercial development. Like recent studies of ICI, the Royal Exchange Assurance and W. H. Smith, this book should command a wide audience. It is, admittedly, a vast enterprise; nearly 800 pages and that only the first of two-volume studies. It is copiously illustrated with unexpected fascinating etchings, photographs and paintings. Clive Trebilcock writes with flashes of irony wit, an eye on the general reader. Using the company's rich archival sources, extensive for the Phoenix and ample for the Pelican, modern tests of business efficiency are applied to the histories of both fire and life insurance firms. This results in a critical assessment of entrepreneurial performance during the early and middle phases of the companies' development. Instead of a series of individual managerial portraits, Clive Trebilcock presents managers and agents as a distinct group of decision-makers and relates question of social origin, interests, skills and connections to the choice of options and the handling of markets, risks, competition and investment opportunities. The founders of the Phoenix were a group of sugar refiners faced with a serious crisis in their trade. They were manufacturing specialists operating within a mile of Lombard Street who shared common experiences and views. What is most fascinating about the history is the manner in which the development of the Phoenix and Pelican anticipated by so many decades the practices of British industry in the second half of the century. For while keeping to the central brief, Mr. Trebilcock's account goes far beyond the story of Phoenix Assurance. One feels that behind this volume there lurks an even more ambitious, if yet unwritten, account of British commercial practice which will convincingly challenge a number of inherited orthodoxies. For the present, one is grateful that Phoenix Assurance has commissioned a business history on the grand scale. Clive Trebilcock has more than fulfilled his brief.

Zara Steiner

Young lag who came home

REDHILL ROCOCO by Shena Mackay. Heinemann, £9.95, 171 pages

THE BUS OF DREAMS by Mary Morris. Hamish Hamilton, £10.95, 236 pages

WORLD'S FAIR by E. L. Doctorow. Michael Joseph, £9.95, 273 pages

ALTHOUGH THE short story is now showing welcome signs of a revival after many years in the doldrums, Shena Mackay is one of the very few writers who is a natural practitioner of it. The profoundest things she has to say come to her in that form. So a novel for her is something of an experiment. It is not often that an experiment is a triumph, but Redhill Rococo certainly is. Within its deliberate limitations it is technically almost impeccable. More important, it is exhaustively readable: funny, moving, and altogether a delight. If technique was what won prizes then this would collect them all; but then if readability, intelligence and acute observation was what won them, it still would. I hope it is taken very seriously by the panels of judges who are interested in art and not in fashionable pseudo-feminism and hype. Here is a woman who can write nearly everyone else off their feet. The novel is a saga of contemporary Redhill. A young man, Luke, comes from prison to a Redhill semi on the nod of one of his fellow inmates. He is plunged into the life of the town through which he becomes involved with the family; he falls in love with a sweet factory, and occasional prostitute. She will not distinguish him from anyone else, and so he enlists the help of Major Moth, the local witch-doctor — but not with the results he wanted. Ms Mackay is as relentless as ever Evelyn Waugh was in her exposure of her characters, but she has no malice. Instead, having outdone any contemporary novelist in her depiction of the godawful, she is able by some miracle to celebrate its vitality. Redhill Rococo is a tour de force: it is a wildly comic extravaganza which is also moving and thought-provoking. It is one of the most generous works of fiction to be published for many years.

Fiction

Mary Morris, an American who has published one previous collection of stories and a novel, writes skilfully and unselfishly in a lucid, clipped style. Her new stories are all about various kinds of separations and misunderstandings between people: things which will never, can never, be put right. A man who fuels spacecraft at Cape Canaveral knows that a man will one day walk on the moon. But his wife hates him and so calls him a dreamer, thus coming between him and his daughter, who as she starkly narrates the tale in retrospect, implies, without ever stating, her sense of adult loss. Everything here is beautifully executed and extremely civilised, but some of the stories are too slight. However, a few, such as the title story, are brilliant, poignantly illuminating, and deeply felt. A great deal is implied in them. E. L. Doctorow, author of Ragtime, also writes lucidly and laconically; but he implies much less. World's Fair, set in New York in the Depression years leading up to the New York



Shena Mackay: unmalicious satire

World Fair of 1939, is told in two voices: from the point of view of the small-boy protagonist, and from this same point of view when he is an adult. The author fails to make this technique work in a vital way, despite dutiful attention to detail and patent sincerity. It would have worked much better had he set about writing his autobiography of which one imagines the version. The material has been covered so often before that a new perception is needed to bring it alive for us. Both the child's and adult's perception here are unshapely stereotyped, as if the author had actually set out to write a "classic" of childhood which would be acceptable to all. Yet what makes classic is that mysterious quality that makes them unacceptable and yet irresistible. There is, alas, nothing irresistible about this somewhat trigid and episodic account, worthy though it is.

Rachel Billington

Sisters' cloistered lives

IMMODEST ACTS: THE LIFE OF A LESBIAN NUN IN RENAISSANCE ITALY by Judith C. Brown. Oxford, £12.50, 214 pages

IN 1619, near Florence, the nuns of a convent of the Mother of God adorned their chapel and watched and prayed while one of their number publicly married Jesus, just as he had told her, she said, in a long vision, ended by a fond embrace. Four years later, she was on trial for passionate sexual escapades with a younger nun. Judith Brown has written a first-class book which will fascinate anyone, even a male chauvinist. It centres on a most individual person. It strikes an easy balance between the particular and the general. Judith Brown teaches history at Stanford University, but she knows how to write elegantly for people who find history hard to read. Her story is based on those godsend to social historians, records of the investigations of religious scandals. She found them, unexplored, in the State Archive in Florence. She has woven her narrative without any of the pretentiousness of Montaliou or the arch and teasing fiction of the Name of the Rose. So far as it goes, I prefer her book to either of those big titles. It stops, however, when its documents stop, an honest ending, but a very tantalising one. I recommend it very strongly to dramatists and film-makers, and I found myself thinking how Arthur Miller might have filled in its outlines. Perhaps the discovery of the first well-attested lesbian in a pre-modern convent does not surprise you. Boarding girls will be girls, and by the law of averages, these things happen. Judith Brown's book confirms the sort of stereotype which outsiders take for granted. Usually, history books undermine them, but hers has such a familiar ring that it is tempting to jump across four centuries and apply our own amateur psychology. Sister Benedetta rose to be abbess of an up-and-coming convent in Pescia, near Florence, between 1619 and 1623. She attained fame through her visions and stigmata, but she then divided her nunery by her harsh rule and came unthinkingly when Sister Bartolomea told investigators that the abbess had often called her into her office and had some very active sex with her. At this point, Judith Brown observes, the handwriting of the transcript becomes confused and over-excited. We share the scribe's astonishment at this fine coup de théâtre. Sister Benedetta is said to have persuaded her partner that the actions were not hers, but her male guardian angel's whom she named Splenditello. Psychologically, it is most revealing: their lesbian sex life was made intelligible by being ascribed to an invisible male. I could not help thinking of the third person masculine identities, assumed by Edwardian society lesbians: "Julian," and so forth. "Splenditello" had already appeared to his protégée in all manner of visions: he is a permanent addition to my imagination, and one of the riveting details in this book. Judith Brown prefaces her story with a plain account of the nun's life, and even more interestingly, the legal definition of it. She has a marvellous way when describing visions and even a graphic exchange of hearts between Christ and his will be girls, and by the law of averages, these things happen. Judith Brown's book confirms the sort of stereotype which outsiders take for granted. Usually, history books undermine them, but hers has such a familiar ring that it is tempting to jump across four centuries and apply our own amateur psychology. Sister Benedetta rose to be abbess of an up-and-coming convent in Pescia, near Florence, between 1619 and 1623. 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Clement Crisp on the Sadler's Wells crisis
Begging bowl tactics

CAUGHT between the devil of the Arts Council's view of its relationship with a unique metropolitan theatre and the deep red sea of Islington Council's rate-capped reluctance to take on another client...



Heritage in jeopardy: Ninette de Valois and Robert Helpmann in the 1933 production at the Wells of "Douanes"

America and Europe, and some of the ensembles in the Dance Umbrella seasons, all have found the only possible location for London showings...

Video
Pushbutton love

"IN THE SPRING," wrote the poet Tennyson, "a young man's fancy lightly turns to thoughts of love." But he wrote this 140 years before the video age...

Michael Coveney celebrates the Arts Theatre's jubilee
John Bull's other playhouse

MONDAY night's opening of John Bull's Other Island at the Arts, Cambridge, marked the 50th anniversary of the theatre founded at his own expense by John Maynard Keynes...

Saleroom
Sporting guns take aim

The game books of Earl de Grey, a legendary shot growing since the beginning of the 1970s when inflation forced up the prices of hand-crafted sporting guns...

Radio
Pitched battles

TWO OUTSTANDING plays this week. On Sunday there was Richard II on Radio 3, with John Hurt...

Exhibition
Ancient and modern

WHAT DOES tribal or primitive culture mean to sophisticated Westerners? There cannot be just one answer...

A chorus of approval

FEW COMPOSERS have felt as conscious of musical history as Brahms. In his symphonies we sense Beethoven looking over one shoulder...

Lord Ripon's exploits still inspire awe in today's shooting milieu: he was said to have bagged 500,000 head of game in his lifetime...

Annalena McAfee
Gerald Cadogan

J Dawn Run's date with history

WOW, here we go! thought the Red Run's galloping granny as she trotted the filly walked into the sale for £12,950...

over the sticks to do the Cheltenham double, the Champion Hurdle (1984) and the Gold Cup.

Can it happen? The hopes of all Ireland, and Ireland's money as well, says it can. But news this week seem to have rightened some punters.

Then the decision was taken to unseat Dawn Run's present jockey, Tony Mullins, and restore Jonjo O'Neill, her rider in that 1984 Champion Hurdle victory.



Dawn Run and Jonjo O'Neill

It is nothing new to the higher echelons of National Hunt racing. At six years old she won a unique triple crown — champion hurdler of Ireland, England and France.

the King George VI Chase for the third time in four years, with Burrough Hill led unplaced. At 14-1 in the ante-post betting, Wayward Lad seems to me well under-valued.

But my sentiments are with Dawn Run. After all, fairy tales should have happy endings.

Alan Forrest

Trevor Bailey on the spread of artificial pitches

Soccer's synthetic future

manager, Terry Venables, became the first League club to install a sand filled, artificial pitch.

QPR had early troubles with other clubs, who criticised the advantages it gave to QPR when they played at home—they could train for a different bounce of the ball, for example, and get rather more out of playing at home than is normal in first-class football.

But the Venables experiment stayed. And this year Luton Town became Club No. 2 to go synthetic. They are making money from their new pitch and have comfortably budgeted for a profit of £100,000 for the first 12 months—a success story which

has persuaded Preston North End, Torquay United, Southend United and Lincoln City to think about joining the rebels.

Artificial turf gives soccer clubs a lot more chances to be part of their local community, and make money. Every League club is faced with the task of capitalising on an expensive stadium filled only once a fortnight during the winter months. A grass surface can sustain only a limited amount of usage if it is to remain pristine.

As a football club director, I hated turning down a request to hold a local school cup final because it could have ruined the pitch for an important

home match a few days later. I thought about this when I last visited Luton's ground—the club's game against Newcastle United was the third to be played on the synthetic surface that day.

QPR recently staged a crowded world title boxing match on their Loftus Road ground in West London, and made money with no damage to the turf.

A soccer club can use a well-designed synthetic pitch for pop concerts, religious rallies (Loftus Road has staged one of London's biggest ones), American football, and political meetings.

It is also ideal for coaching

and I have often felt that the confidence—almost arrogance—displayed by a young Second Division QPR team in the FA Cup Final owed much to their synthetic surface.

But it is only one way out of soccer's troubles. I can sympathise with the mistrust or dislike on the part of many managers and players. It does after all change the character of the game in some degree, producing something faster and more fluid with fewer tackles and fewer opportunities for the more "physical" type of defender. It also eliminated the advantage that a team can take from exploiting weather conditions.

But artificial surfaces have come to stay. Along with the new kind of stadium—fewer people and more comfort—they will take the game into the 21st century. Terry Venables once co-authored a futuristic soccer novel called They Used to Play on Grass. The title could be prophetic.

Letter from Davos

Still the magic mountain

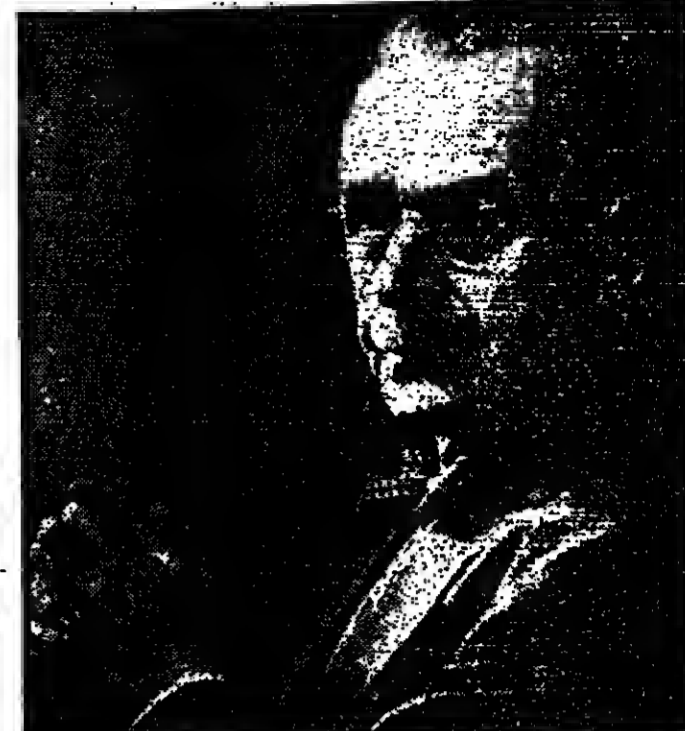
DAVOS, 5,000 feet up in this Swiss Alps, has again survived its business invasion from the flat land. No longer can earnest executives clutching attache cases be spotted trudging through the snow-swept streets.

The last limousines have purred off down the mountain. The bars in the big hotels seem eerily empty.

But what is normal about this rather ugly, confusing little town which once the less has an attraction hard to resist? For one thing it is not really one town but two, Davos-Dorf and Davos-Platz — straggling for three miles along the valley by the Landwasser River.

He strains to spot his hotel and brakes to avoid fur-booted skiers, clumping like Yetti across his path. He may find himself forced back to his starting point by the Davos one-way street system. Is this really, he may ask himself, the Davos of Thomas Mann's novel The Magic Mountain—or some outrageous impostor.

The answer, like almost everything about Davos, is not straightforward. Even in the Magic Mountains era, Davos was a town which suffered from over-hasty expansion. Sanatoria, clinics and all the paraphernalia of the cure sprouted like mushrooms in the second half of the 19th-century, thanks to discovery of the healing properties of the dry, crisp Davos air.



Thomas Mann, discoverer of Davos

At the most obvious level it is the winter sports facilities which account for much of the attraction of Davos. The town can fairly call itself a "skiers paradise" with 80 runs close at hand catering for everyone from duffers to stars.

there, then walked into the meadows filled with alpine flowers on a sunny June day in 1938 and shot himself, through the heart Davos-Platz remembers him (just about) with a little museum above the post-office.

What Kirchner found, and Mann described, is a quality of changing light which is striking even for a high alpine valley. Sometimes, catching the landscape in sharp relief, sometimes bathing it in a bluish glow it gradually forces the onlooker to doubt the evidence of his eyes. A Magic Mountain indeed.

But they also try to come to grips with a tangle of economic, financial and social problems which shift focus as they are studied. For that irritating, fascinating exercise too, Davos with all its ambivalence is the ideal venue.

Jonathan Carr

F.T. CROSSWORD PUZZLE No. 5,943

Crossword puzzle grid with clues for Down and Across words.

Prizes of £10 each for the first five correct solutions opened. Solutions, to be received by next Thursday, marked Crossword on the envelope, to The Financial Times, 10 Cannon Street, London EC4A 3DF, Solution next Saturday.

ACROSS

- 1 Elpis as regal, for example? (7)
2 Slovenly person to bathe? (7)
3 Rubbish! (7)
4 Kind of place Gray raved about? (9)
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DOWN

- 1 Very old, like Iago? (7)
2 Something for easing call, endlessly twisted? (9)
3 Perfectly straight sovereign (5)
4 Flashy element, amusing mas when it goes off? (9)
5 Field-cast of principals? (5)
6 Parrain wounded in Spanish War? (9)
7 In the style of a jolly warning? (5)
8 Hardy revised scriptures—this is the main outlet? (7)
9 Duned? (9)
10 It is on a thong, wearing a vest? (8)
11 Work on sampler and add fanciful detail? (9)

SOLUTION AND WINNERS OF PUZZLE NO. 5,942

SATURDAY

BBC 1, BBC 2, and LONDON TV and radio schedules for Saturday.

SUNDAY

BBC 1, BBC 2, and LONDON TV and radio schedules for Sunday.

TELEVISION AND RADIO

Channel 4, Channel 5, Channel 6, Channel 7, Channel 8, Channel 9, Channel 10, Channel 11, Channel 12, Channel 13, Channel 14, Channel 15, Channel 16, Channel 17, Channel 18, Channel 19, Channel 20, Channel 21, Channel 22, Channel 23, Channel 24, Channel 25, Channel 26, Channel 27, Channel 28, Channel 29, Channel 30, Channel 31, Channel 32, Channel 33, Channel 34, Channel 35, Channel 36, Channel 37, Channel 38, Channel 39, Channel 40, Channel 41, Channel 42, Channel 43, Channel 44, Channel 45, Channel 46, Channel 47, Channel 48, Channel 49, Channel 50, Channel 51, Channel 52, Channel 53, Channel 54, Channel 55, Channel 56, Channel 57, Channel 58, Channel 59, Channel 60, Channel 61, Channel 62, Channel 63, Channel 64, Channel 65, Channel 66, Channel 67, Channel 68, Channel 69, Channel 70, Channel 71, Channel 72, Channel 73, Channel 74, Channel 75, Channel 76, Channel 77, Channel 78, Channel 79, Channel 80, Channel 81, Channel 82, Channel 83, Channel 84, Channel 85, Channel 86, Channel 87, Channel 88, Channel 89, Channel 90, Channel 91, Channel 92, Channel 93, Channel 94, Channel 95, Channel 96, Channel 97, Channel 98, Channel 99, Channel 100.

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